

From: Jay Springham [REDACTED]
Sent: Monday, May 13, 2024 8:12 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Proposed HMO at no. 20 Conway Road

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I live on [REDACTED] and would like to make a formal objection to the application S62A/2024/0041 at 20 Conway Road, BS4 3RF.

Allowing a 7 person HMO would: 1. set a precedent for HMOs in the area 2. erode the community nature of the road; and 3. increase traffic on the road (cul de sac) beyond safe levels.

1

- There is no precedent for the conversion of 1930s houses on the road to HMOs
- Although there is currently one HMO on the road (no 19) it is not in a 1930s property, it is for four people and no significant modifications have been made to the property.
- Permission of the proposed planning application for no 20 would set a precedent for the conversion of other similar properties in the area.

2

- The road is made up of mostly single-family households and has a community ethos and neighbourhood feel. I moved to this road from a high HMO area (Horfield/ Filton) and chose the road specifically for it's low number of HMOs and community feel. An HMO with a high turnover would damage the community feel of the road.
- There are three local primary schools which rely on intake from families in the area. The conversion of family homes, such as 20 Conway Road, to HMOs threatens the viability of these schools which provide employment for people in the local area.

3

- 7 people is the equivalent to two families and will result in increased rubbish, waste and noise from the property
- The proposed HMO could have seven separate households and is therefore likely to result in more than the one or two cars that a single household has.
- Conway Road is already short of parking and does not have capacity for the potential increase in vehicles that this HMO would bring.
- It is already difficult to turn around on the road as it does not have a turning circle. An increase in vehicles would lead to cars more frequently having to reverse out onto Bloomfield Road which can be dangerous.
- 7+ people would represent an increase in visitors and deliveries which would further increase traffic and place pressure on parking on the street.

Kind regards,

Jay Springham [REDACTED]