

From: Joanne McCready [REDACTED]
Sent: Monday, May 13, 2024 7:51 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: HMO planning objection 20 Conway Road BS43RF

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Hello,

I live on [REDACTED] and would like to make a formal objection to the Application S62/2024/0041 at 20 Conway Road B543RF.

The reason for my objection is on the basis the property and the cul de sac as a whole does not have the capacity or infrastructure to support a 7 person HMO.

7 people would set a precedence on behalf of Bristol city council for the street.

My objections are:

1) There is already 4 person HMO student house on the street but this did not materially change the construction of the building and was in a Victorian style house rather than a 1930's.

2) The road is a cul de sac with no scope for additional parking. There are a number of disabled parking spaces either side of the property and these would need to be considered as protected.

We already had to have yellow lines added to not block emergency vehicles from accessing the road.

3) This is a residential street primarily with single family occupancies and this move to a single large HMO erodes the character of the neighbourhood and community ethos. we already have little to no engagement with the current HMO residents.

4) 7+ people represents the equivalent to 2 residential families in one property which will increase the amount of recycling, waste and pollution and noise.

5) 7+ people represents an increase in visitor number the street with a negative impact on parking.

6) A 7+ person HMO could reasonably represent a high number with visitors and partners staying.

7) 7 person HMO is considered excessive by the community on the street.

I would urge the council to consider the legal precedence this sets for the area and request a reduction in size of this HMO.

Thank you for your consideration.

Jo