

From: Rebecca Nicholls [REDACTED]
Sent: Monday, May 13, 2024 9:22 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: 20 Conway Road, Brislington, Bristol City, Bristol, BS4 3RF

You don't often get email from [REDACTED]

Dear Sir/Madam.

I would like to object to the planning application noted above. I live on [REDACTED] and feel the application submitted should be rejected in its entirety. My reasons are:

1. Conway Rd is a quiet residential cul de sac primarily with single family occupancies and this move to a single large HMO erodes the character of the neighbourhood and community ethos. This is a recently established neighbourhood watch area with a community ethos and a high turnover HMO in the middle of the street would erode that community ethos.
2. The proposed introduction of a 7 bedroom student let would increase levels of activity at the site and exacerbate and intensify harmful conditions with regards to noise and disturbance.
3. A 7 person HMO could reasonably represent a high number with visitors, impacting parking further with partners staying.
4. A HMO will increase traffic flow in the area, particularly during peak times, as a result of the higher number of residents and visitors.
5. The main route into Conway Rd is down Churchill Rd and there is already a daily build up and jam of cars having to reverse up and down that street to let others pass.
6. The road is a cul de sac with limited scope for additional parking.
7. There are a number of disabled parking spaces either side of the property and these would need to be considered as protected.
8. On the 'even numbered' side of the street more than 50% of the available on street parking is already unavailable due to the high number of private driveway conversions taking up that parking.
9. It should be noted that due to the height difference between the front door and road at number 20, the gradient would be too steep to have a private driveway installed. A quick google street view will highlight this to you.
10. It is noted on the application that parking could overflow to Bloomfield Road but there is already no parking on that street once the end of the working day arrives.
11. The property itself has no off street parking.
12. The street does not have a turning circle at the end so does not make it a safe thoroughfare for increased car traffic.
13. The house does not have a sufficient area for bike storage and is elevated. The proposed rear lane is not accessible.

14. A bike storage facility on the front lawn to store and give daily access to 7 bikes (or more) would mean any structure would likely cover more than 50% of the available garden.
15. I have concerns that the conversion of a property into an HMO could contribute to a decline in the availability of family housing in the area, potentially affecting the demographic balance and sense of community.
16. Seven or more people represents the equivalent to 2 residential families in one property which will increase the amount of recycling, waste and pollution and noise.
17. I worry about the impact of having a larger number of residents on the safety and hygiene standards of the property and its surroundings.
18. Worries about the potential for overcrowding within the HMO, leading to compromised living conditions and increased strain on shared facilities.
19. I worry that the local infrastructure, such as water and sewage systems, are not equipped to handle the demands of additional residents in the area. There is already a frequent foul sewage/drain smell of the lower end of Bloomfield Rd and with the addition of multiple HMO's in the area this will only increase.
20. As these property investment companies are actively buying up multiple properties in the area (same company already developing sites on Bloomfield Rd) we have concerns about the increase the risk of exploitation of vulnerable tenants, such as students or low-income individuals, by unscrupulous landlords or overcrowded living conditions.
21. There are already no spaces in the local dentist practice, the doctors surgery has long waits for appointments, and an influx of HMO residents could strain local amenities such as schools, healthcare services, and recreational facilities beyond their capacity.
22. An increase in HMO's for students will reduce the income the council gets via council tax, further burdening a stretched council.
23. The local schools are already seeing a reduced intake of children, the increase in properties for HMO's will result in families being priced out of the rental / homeowner market. This means local schools will close and families in the area will have to travel further to take their children to school.
24. There is no precedent for a HMO in 1930's style house on this street.
25. Though there are already a number of illegal HMOs that nothing has been done about.
26. There is acknowledgement there is a 4 person 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.
27. A 7 person HMO is considered excessive by the community on the street

I would urge the council to consider the precedence approving this application will set for these investment companies. The rapid over development of a quiet, already densely populated street/area is going to have a hugely negative impact on the community.

I therefore ask you to reject the application to turn the property into a HMO and remind you that our ward of Brislington West already had put in place additional HMO licensing schemes to try and curb this kind of planning activity.

Further to this, there are already a number of unlicensed HMOs on the street which have had no checks by the council, even though they have in the past been highlighted through the appropriate channels. It is the planning department's responsibility to complete all necessary checks on the ACTUAL number of HMO's on our street before even considering adding another to the count.

Kind regards

Rebecca Nicholls