

From: Sean Murray [REDACTED]
Sent: Monday, May 13, 2024 9:12 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Objection to Planning Application S62A/2024/0041 at 20 Conway Road, BS4 3RF

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Objection to Planning Application S62A/2024/0041 at 20 Conway Road, BS4 3RF

I live on [REDACTED] and object to the application S62A/2024/0041 for a 7-person HMO at 20 Conway Road, BS4 3RF. Granting permission for this HMO would:

- 1.
- 2. Set a precedent for HMOs in**
- 3. the area.**
- 4.
- 5.
- 6. Erode the community character**
- 7. of the road.**
- 8.
- 9.
- 10. Increase traffic on the cul-de-sac**
- 11. beyond safe levels.**
- 12.
- 13.
- 14. Strain local public services**
- 15. already at maximum capacity.**
- 16.

Reasons for Objection:

1. Lack of Precedent for HMOs in 1930s Properties

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- There is no prior conversion of 1930s houses
- on Conway Road into HMOs.
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- While there exists a 4-person HMO on the road,
- it is not in a 1930s property and did not require significant modifications.
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- Approving the application for number 20 would

- establish a precedent for similar conversions in the area, exacerbating the problems outlined in the other reasons for objection.
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2. Impact on Community Ethos

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- Conway Road consists almost entirely of single-family homes, fostering a strong community spirit and a neighbourhood atmosphere.
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- I specifically chose to live in this area due to the low number of HMOs and the established community feel, having relocated from a high-HMO area (Horfield/Filton).
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- An HMO with a high tenant turnover would deteriorate from the community-feel of the road. HMOs in particular appeal to those looking for short term stays without any links or commitment to the local area, unlike entire-property rentals or owner-occupiers. Additionally, one of the rooms on the plan is entered from the communal room, which will likely mean that room in particular is unpleasant and will likely have a very high turnover (not to mention the poor quality of life for that tenant).
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- The conversion of family homes like 20 Conway Road to HMOs threatens the viability of local primary schools, which rely on families in the area and provide employment opportunities.
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3. Increased Traffic and Parking Concerns

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- Seven occupants represent the equivalent of at least two families, leading to a rise in noise, waste, and rubbish from the property.
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- The proposed HMO could accommodate seven separate households, likely resulting in far more vehicles than the one or two typical of a single-family home.
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- Conway Road and the neighbouring roads already
- experience parking limitations and lack the capacity to handle the current vehicle numbers, notwithstanding the potential increase in vehicles this HMO would bring.
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- The road is a dead end and the lack of a turning
- circle makes turning vehicles around difficult. Increased traffic would force cars to reverse out onto Bloomfield Road more frequently, creating a safety hazard.
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- Seven or more occupants would lead to more
- visitors and deliveries, further aggravating traffic congestion and parking pressure on the street.
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- There is no public bike storage nearby and
- the property would not have capacity to store bikes for the seven occupants.
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- The public transport links nearby are not
- sufficient, and therefore it is reasonable to assume occupants would need their own vehicles.
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4. Strain on Local Public Services

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- An influx of seven residents would put additional
- pressure on already stretched public services in Brislington, particularly GPs and dentists.
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In addition to the above points about the impact on the local area, I believe the plans indicate the use of the back lane, which is not feasible and therefore the plans are flawed.

I believe these points demonstrate the negative impact this HMO would have on the character and safety of Conway Road. The property is perfectly usable in its current condition and doesn't need such extensive changes to provide accommodation to a reasonable number of people. I urge you to reject the application S62A/2024/0041.

Kind regards,

Sean