You don't often get email from [REDACTED]

Ref number: S62A/2024/0041 - 20 Conway Road, Brislington

Good Afternoon,

I live on [REDACTED] and would like to make a formal objection to the Application S62A/2024/0041 at 20 Conway Road BS43RF.

The reason for my objection is on the basis the property and the associated road (cul de sac) 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.

The reasons for my objections are considered as such;

- There is no precedence for a HMO in 1930's style house on this street.
- 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.
- The road is a cul de sac with limited 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.
- 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. This is a recently established neighbourhood watch area with a community ethos and a high turn over HMO in the middle of the street would erode that community ethos.
- 7+ people represents the equivalent to 2 residential families in one property which will increase the amount of recycling, waste and pollution and noise.
- 7+ people represents an increase in visitor number the street with a negative impact on parking.
- A 7 person HMO could reasonably represent a high number with visitors and partners staying.
- A 7 person HMO is considered excessive by the community on the street.
- The property itself has no off street parking.
- The street does not have a turning circle at the end so does not make it a safe thoroughfare for increased car traffic.
- The house does not have a sufficient area for bike storage and is elevated. The proposed rear lane is not accessible.

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

I'd also add in the traffic point from this

This is the reasons for refusal :
The proposed development would result in the unacceptable sandwiching of two single residential properties (13 and 15 Bloomfield Road) and create a harmful concentration of

HMOs within the immediate locality. The proposed introduction of three additional bedrooms would increase levels of activity at the site and exacerbate and intensify harmful conditions with regards to noise and disturbance caused by the sandwiching situation which would result
in unacceptable harm to the amenity of neighbouring occupiers. The application is therefore refused due to conflict with the Council's 'Managing the development of houses in multiple occupation' Supplementary Planning Document (2020); Core Strategy (2011) Policies BCS21
and BCS23; Policy DM2, DM30 and DM35 of the Site Allocations and Development Management Policies (2014) and the National Planning Policy Framework (2023).
2. The application has failed to provide sufficient information to demonstrate that the proposed
development would not result in harm to the amenities of the local area and not exacerbate unacceptable traffic and highway safety conditions by reason of the density of development, site context and likely increase in demand for on-street parking in an area which has limited on street parking. The application is therefore refused due to conflict with the Council's 'Managing the development of houses in multiple occupation' Supplementary Planning Document (2020); Core Strategy (2011) Policy BCS10; Site Allocations and Development Management Policy (2014) DM23 and DM35 and the National Planning Policy Framework (2023).

Kind Regards,

Tina Sweeby
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Sent from █████████████