

**From:** [REDACTED]  
**Sent:** Tuesday, May 21, 2024 9:27 PM  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** Re: S62A/2024/0039 - 396 Hotwell Road Clifton Bristol

I apologise. My last e-mail was sent prematurely. Please would you disregard it.

From: C Shea

Dear Mr Boulton,

Thank you for opportunity to comment on the additional documents:

In fairness to the applicants, the property has, contrary to a point made in the first of the additional submissions, been marketed on Rightmove since 21 September. However, the listing, reproduced below, demonstrates that the property has been marketed firstly as an HMO opportunity - and priced accordingly. I do not believe that this clearly comes through in the applicant's response where they state "*the property has been marketed as a family dwelling and has simply not sold*". There remains no evidence that there is an inherent problem with the suitability of the property that is resulting in it being unsold, distinguishable from a mere unwillingness by buyers to pay the premium price that an investment property with an HMO permission in Clifton attracts because of the rental yields available from letting individual rooms to students.

Also in fairness to the applicants, it is admitted that the proposals to reduce the speed limit on Hotwell Road, and introduce a bus lane with marked loading bays rather than the current informal loading (i.e. double-yellow-lines-with-no-curb-markings on the lightly-used feeder lane), are subject to West of England Combined Authority approval. The applicants do however give the impression in their response that these proposals by Bristol City Council are speculative. The Bristol City Council proposals are the detailed plans for implementing what is current WECA policy, namely the West of England Bus Service Improvement Plan, and specifically its "Corridor Scheme SCS-A4 Portway", to be implemented during 2021-2026. Safe loading is of course important for the viability of a student HMO - not least to allow students to move in and out of the property at the end of term, and to allow bulky deliveries for residents without cars, and so I am perplexed as to why the applicants are not embracing these proposals with enthusiasm.

I am concerned that Bristol City Council's request to subject the property to a restriction on RPZ passes (including visitor parking tickets) would be permanent. This might rule out any prospect of the property becoming a non-HMO residence again. However, Bristol City Council's request to approve the refuse and bin storage proposals are welcome, to preserve the character of the conservation area from inappropriate structures being built in the front of the terrace.

However, ultimately, Bristol City Council has designated Clifton to be subject to section 62A special provisions due to the imbalance within this ward of HMOs - and student HMOs in particular - compared with family and other less-transitory housing. Nothing in the

applicant's additional response provides sufficient grounds to justify the imbalance being further exacerbated. Having to park in a neighbouring street is certainly an insufficient ground - it is a rare day for anyone, anywhere in Clifton or other central Bristol ward, gets to park in their own street.

Yours faithfully

C Shea

Appendix: Rightmove Listing:

"Key features

- BS8 location  
5 Bedrooms 2 Bathrooms

Fully refurbished

Possible HMO opportunity

Description

Hotwells is the hidden gem of Bristol it is a flat walk/cycle into the city centre. For students it is walkable to Bristol University and Bower Ashton Art College. It is becoming increasingly popular with professional sharers and students looking for quality property in a central location without paying the prices demanded by Clifton Cotham and Redland. This house offers potential landlords the opportunity to tap into this expanding market at an affordable price

For families Hotwells offers plenty. It is a genuine community with plenty of families attracted by Hotwells Primary School and the good quality affordable housing and this house is an exceptional example offering flexible accommodation over three floors ideal for an expanding family looking for space

Introduction - Hotwells is the hidden gem of Bristol it is a flat walk/cycle into the city centre. For students it is walkable to Bristol University and Bower Ashton Art College. It is becoming increasingly popular with professional sharers and students looking for quality property in a central location without paying the prices demanded by Clifton Cotham and Redland. This house offers potential landlords the opportunity to tap into this expanding market at an affordable price

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attracted by Hotwells Primary School and the good quality affordable housing and this house is an exceptional example offering flexible accommodation over three floors ideal for an expanding family looking for extra space

Living Room - 4.06 x 5.25 (13'3" x 17'2") - This large living room is the centrepiece of the home. It has lovingly restored stripped wood floors a log burner and the cornicing and ceiling rose have been lovingly restored. The large bay window offers plenty of natural light and gives views out to the river. The room offers plenty of space if used as an HMO as a communal room

Kitchen Diner - 5.15 x 4.08 (16'10" x 13'4") - The good-sized kitchen is ideal for both families and sharers alike. There is enough space for a dining table, the units are modern and there are enough for every tenant to have their own space. The kitchen has been recently decorated and the tiled floor is of the highest quality. A 5-hob Rangemaster oven is included in the kitchen. All that is needed is the addition of white goods. There is a back door leading out to the garden.

Bedroom 1 - 5.45 x 4.6 (17'10" x 15'1") - This large bedroom has been exquisitely decorated by the vendors and they have preserved the original cornicing and ceiling rose. Looking out over the river it is flooded with natural light and has plenty of space for all that is required in a modern furnished HMO

Bedroom 2 - 4.5 x 4 (14'9" x 13'1") - A well proportioned bedroom at the rear of the property, the vendors added an en-suite shower room making it the obvious choice for a master bedroom. They redecorated and preserved the original fireplace.

Bedroom 3 - 4.66 x 3.1 (15'3" x 10'2") - Situated at the front of the building. The room once again has views over the river towards Leigh Woods . It is a good sized double and has an original fireplace. Like the rest of the property it has been recently decorated. There is an interconnecting door to Bedroom 5. If you were looking to let this as an HMO we would recommend blocking this door off

Bedroom 4 - 3 x 4 (9'10" x 13'1") - A delightful double room at the rear of the property. This would make a great child's room if used as a family property. It is plenty big enough to be used as a double bedroom

Bedroom 5 - 4.66 x 1.9 (15'3" x 6'2") - This is the smallest bedroom, but as a bedroom in an HMO this is a good sized double. Experienced operators will understand that in many other

properties this would be the biggest room in the house. As stated previously there is an interconnecting door to Bedroom 3, that could easily be blocked off

Family Bathroom - 2-2 x 4.1 (6'6"-6'6" x 13'5") - A large family bathroom. The vendors have upgraded this in their time here by installing a period style claw foot bath a stunning tiled floor and metro style wall tiles. They have also retained the original fireplace. This is a stylish bathroom that would grace any home

Cellar - The property benefits from a cellar. We understand that there is no power nor has it been tanked out. There may be an opportunity to utilise this area but it would be up to you as a purchaser to make the proper investigations

Outside - The property faces directly onto Hotwells Rd and therefore there is no parking outside the property. The house is also in the low emission zone, and whilst this might prove an issue for potential family purchasers, we feel that today's modern sharer is unlikely to need or want a car and so should not be an issue for those looking to purchase this property as a buy to let investment. However, there is ample parking at the bottom of Freeland Place, as short walk from the property.

To the rear of the property is a good-sized sloping garden

Buy To Let Investment - We rarely see properties so suited to buy to let investment. All the rooms are doubles and with a large communal area and big kitchen there is plenty of space. The quality of decor and finish throughout means that any potential purchaser will have a "key ready" property which because of its quality will command a premium rent. Our rental department have inspected the property and feel that in the current market a minimum of £650 per room per month would be easily achievable. Based on this as a minimum we calculate that this would give a gross return of 6.78% on the purchase price

Family Home - If you are looking for a large family home in BS8 and don't have £1,000,000 to spare then this is a great opportunity. If parking is not an issue for you, then this is a property you and your family could grow into over many years. It is in top condition, the vendors have spent £100,000 upgrading the property whilst retaining many of its original features, and all you would need to do is unpack and start enjoying life in Hotwells"