

20/05/24

We would like to comment on the applicant's response dated 13/05/24

The applicant states that comparing recently sold properties using market data is not relevant or helpful yet offers no alternative method to measure demand for family homes in the area other than their own inability to sell. All the properties that have been sold as per our original submission are in the same terrace as 396 and consequently are of similar internal dimensions and floorplan with the external appearance almost identical. No price comparison was inferred, meant only to demonstrate the clear demand for family homes. As previously stated, all bar one of the properties in the terrace were marketed and sold as family homes in good condition. We maintain that using recent market data is a relevant and helpful measure of demand.

Planning should be refused as 394 will be sandwiched.

which goes against policy DM2 - The development will reduce the number of family homes in the terrace by changing the housing mix as stated in the policy below. A concern raised by Bristol City Council in their email response 10/05/24 and by the five interested parties.

"will not be permitted where:

- i. The development would harm the residential amenity or character of the locality as a result of any of the following: Levels of activity that cause excessive noise and disturbance to residents; or Levels of on-street parking that cannot be reasonably accommodated or regulated through parking control measures; or Cumulative detrimental impact of physical alterations to buildings and structures; or Inadequate storage for recycling/refuse and cycles.
- ii. The development would create or contribute to a harmful concentration of such uses within a locality as a result of any of the following: Exacerbating existing harmful conditions including those listed at (i) above; or Reducing the choice of homes in the area by changing the housing mix."

And also expanded on in the guidance HMO SPD – Adopted – Final Nov 2020 which states that residential properties should not be sandwiched between two HMOs, which will be the case for 394 Hotwell road – Harmful concentration.

"Managing the development of houses in multiple occupation (HMO) Supplementary Planning Document (SPD) provides further guidance on the implementation of policy DM2: Residential Subdivisions, Shared and Specialist Housing in relation to HMOs set out in the Site Allocations and Development Management Policies Local Plan."

“Harmful concentration - HMO Sandwich Proposals for the development or intensification of houses in multiple occupation are unlikely to be consistent with Local Plan policy where the development would create a harmful concentration of such uses as a result of any residential property or properties being located between two houses in multiple occupation as described in section 4.1.”

Catherine and Alex Firth-Williams

████████████████████

████████