

19/05/2024

PLANNING APPLICATION S62A/2024/0039

Change of use of dwelling to House in Multiple Occupation for up to 6 persons 396 Hotwell Road, Bristol, BS8 4NU

Dear Sir / Madam,

We would like to thank you for the opportunity to respond to the follow up comments made by DE Planning LTD.

The applicant states that the dwelling (396 Hotwell Road), a renovated 5 bedroom family home is still on the market after several months, unable to sell with the reasons given / feedback received not relating to price. However, in their original application it is mentioned that 'offers received have been well below the asking price' which is a direct contradiction to the argument in their response letter.

The response refers to sandwiching of HMOs as merely a supplementary guideline inferring that it does not need to be considered. [REDACTED]

[REDACTED] we would like to point out that guidance drawn up in the document has been considered relevant whether in the supplementary or main document and should therefore be respected as such.

The applicants state that the main issue is whether the change of use is reasonably likely to result in excessive noise or a harmful concentration of small HMOs in a very specific area. They go on to state that the representations received made no reference to existing problems associated with current local small HMOs. We would like to object to this statement on two grounds:

Firstly, excessive noise and disruption is not the only reason to reject further HMOs as document DM2, section: "Residential Sub-divisions, Shared and Specialist Housing – General Criteria" states that Proposals for: (...) the intensification of existing houses in multiple occupation; (...) will not be permitted where: (...) Reducing the choice of homes in the area by changing the housing mix". The addition of this HMO will change the housing mix of this area.

Secondly, with regards to the applicants stating that the representations received made no reference to existing problems associated with the current local small HMOs. We have clearly stated in our letter that the transient nature of the residents of HMOs has led to a lack of care with regards to recycling and waste disposal meaning that rubbish bags are frequently torn open due to and resulting in a vermin problem in the area. This argument was also made in C. Shea's email dated May 5th. In addition, with regards to their argument that no-one has complained specifically about excessive noise, there is a very real concern that a building with six or more transient residents, year on year on year, will exponentially increase the risk of excessive noise as opposed to a single family unit. We chose however not to speculate about noise in any future situation that is completely

