

DE Planning Ltd

Section 62A Non Major
Planning Inspectorate

By Email only

20 May 2024

Dear Sir / Madam,

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

I refer to the above application in respect of which the Inspector has allowed the opportunity for a second round of final comments.

This letter refers to the comments of the City Council and their suggested Planning Conditions and the representations received from Mr Jasper Deen and Dr Maria Pippas; the Clifton and Hotwells Improvement Society and the Action for Balanced Communities group.

These comments are in addition to my previous letter dated 13 May 2024.

City Council comments

While the representations of the City Council provide an informative discussion on the philosophy underlying formal Development Plan policy and SPD guidance it is confirmed that the existing concentration of HMOs in the defined area is well below the 10% threshold guide and that there are thus no existing negative impacts to residential amenity or the character of the area derived from the current housing mix / local profile.

The only point of concern is the “sandwiching” of 394 Hotwell Road but there is no discussion at all of the actual physical context of the application property e.g. detached from Clifton village, proximity to busy frontage highway, lack of parking or easy servicing, stepped front access and steep rear garden and no evidence of or reference to any history of complaints or identified social problems associated with the existing HMO in the terrace generally or specifically concerning No.394. Consequently, and in addition to the general point made above, there is no justification for a conclusion that permission would result in specific levels of activity that would harm residential amenity by reason of, in the words of policy DM2, “excessive noise” or “disturbance”.

Letters of Representation

The property has been recently renovated as a family home e.g. provision of central heating, new electrics, new bathrooms, double glazing, new carpets and decoration throughout, new kitchen, restored wooden floors and the roof renovation. The asking / market price reflects this with two independent Agents (Accommodation Unlimited and Richard Harding) quoting the

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exact same price. Also, contrary to the representations received as well as direct marketing the property is listed on the Rightmove, Zoopla and the OnTheMarket websites in addition to the Accommodation Unlimited website.

Links are provided below for convenience.

[REDACTED]

Despite the accusations to the contrary the property has and is being widely advertised at a fair market price and simply hasn't sold. The feedback on why the property hasn't sold is quoted in the submitted Planning Statement and hasn't related to price.

The Clifton & Hotwells Improvement Society greatly exaggerate the proximity to and availability of practical public transport opportunities and the proximity of the site to local shops and services. They also refer to heritage policy DM31 but there is no harm to the character or appearance of the area and indeed it will be enhanced through returning a vacant property to active residential use, through potential sustainability improvements and through improvements to bin and bike storage.

Planning Conditions

The suggested planning conditions are acceptable.

I would be grateful if you could acknowledge receipt of this letter and confirm that it has been passed to the Inspector.

Yours sincerely

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Dale Evans BA(Hons) Dip DBE MRTPI