

From: Anthony Gudgin [REDACTED]
Sent: Monday, May 27, 2024 11:44 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Planning application S62A/2024/0041 20 Conway Road, Brislington, BS4 3RF

Good evening,

I wish to submit a formal objection to the planning application S62A/2024/0041 20 Conway Road, Brislington, BS4 3RF for the following reasons:

- The application insists that access to the bicycle racks can be maintained through rear access along an alleyway. The ownership and responsibility for maintenance of this alleyway is currently unclear and as a result is overgrown and inaccessible to the property. This has allowed various plants and animals to take root, including slow worms. The cost of maintenance is shared with all properties who have access to the alleyway, including those on Martingale Road, so would require agreement with all properties before clearance is conducted. Therefore there is inadequate provision for cycle storage.
- The application states that there is sufficient street parking on Conway Road and Bloomfield Road. Demand for parking on these roads is already oversubscribed, and frequently suffers from accessibility issues due to parked delivery vehicles in the middle of the road. Nearby Churchill Road (the main access route to Conway Road from the A4) is always fully occupied on both sides, often resulting in multiple vehicles having to reverse the length of the road to allow passage and leading to blockages at the junction of Churchill Road and Bloomfield Road. Vehicles often park on the double yellow lines on the junction of Conway Road and Bloomfield Road due to lack of adequate parking. In addition, Conway road does not have a sufficient turning circle at the end of the cul de sac. Assertions that residents of HMOs are less likely to use a car may be true, but given the increased occupancy, statistics indicate and additional 2-3 cars would be added to the road, This is also discounting partners and visitors to the property.
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- Large scale development of student properties are already being developed in nearby St Philips Marsh which are designed to alleviate the pressure on single person dwellings, the creation of individual HMOs will add no benefit to the student population in this area.
- There are several unlicensed HMOs within the vicinity of the property which are not shown on the application map.
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- The road is largely comprised of individual family occupancies, many with young children, that has recently registered for the neighbourhood watch scheme. Adding a high turnover HMO to the street will result in a negative impact on the community as a whole.
- The application has stated it will make no plan for noise and disturbance that an HMO can bring.

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.

Kind Regards

Anthony Gudgin