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From: Chris Baldwin [REDACTED]

Sent: Sunday, May 26, 2024 12:21 PM

To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Subject: Section 62A Planning Application: S62A/2024/0041, 20 CONWAY ROAD, BRISLINGTON, BRISTOL CITY, BRISTOL, BS4 3RF

Dear Sir/Madam,

Regarding: Section 62A Planning Application: S62A/2024/0041, 20 CONWAY ROAD, BRISLINGTON, BRISTOL CITY, BRISTOL, BS4 3RF.

I live [REDACTED] and would like to object to the planning application noted above. I believe the application should be rejected for the following reasons:

1. A large HMO at number 20 Conway Road would result in the unacceptable sandwiching of two single residential properties (18 and 21 Conway Road) and create a harmful concentration of HMOs within the immediate locality. This is contrary to local planning policy.
2. There is not sufficient on street parking on the road (or the surrounding area) to support a large (i.e. 7 person) HMO. The property is currently vacant having previously been singly occupied and it is already difficult to find parking on the road at the end of the working day. The property does not have sufficient land to provide off street parking and therefore the additional cars associated with a 6 person HMO (which is allowed under permitted development) will exacerbate this problem. For this reason, we ask that the size of the proposed HMO is not increased any further than 6. We note that dropping the curb outside the house would only make the situation worse because this would remove a parking space that is currently available for communal use (without actually providing additional parking due to the small size of the front garden).
3. A large HMO at number 20 would exacerbate unacceptable traffic and highway safety conditions. The road is a cul de sac and an increase in parked cars and traffic will increase the number of cars that are forced to reverse down the road and onto Bloomfield Road, which is itself a significant through road. Access to the road is via Churchill Road which is already congested meaning cars are forced to reverse onto Bloomfield Road to allow oncoming traffic to pass.

I also request that the planning inspectorate considers the legal precedent that this application will set for the area considering that single dwelling homes can already be converted to 6 bed HMOs under permitted development. As these property investment companies are actively buying up multiple properties in the area (same company already developing sites on Bloomfield Rd) we (the community and local residents) have concerns about the increase the risk of exploitation of vulnerable tenants, such as students or low-income individuals, by unscrupulous landlords or overcrowded living conditions.

Kind Regards,

Chris