

From: George Tasker [REDACTED]
Sent: Wednesday, May 22, 2024 8:36 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Formal Objection to Application S62A/2024/0041

Good Afternoon,

I am writing to you as a [REDACTED], with the purpose of lodging a formal objection to Application S62A/2024/0041, which pertains to the proposed development at 20 Conway Road, BS4 3RF.

My objection is founded upon several substantial concerns regarding the suitability of the property and the adjoining road, which is a cul-de-sac, to support a 7-person House in Multiple Occupation (HMO). The infrastructure and capacity of the area are insufficient for such a development, and allowing this proposal would set a concerning precedent for the street under the auspices of Bristol City Council.

The reasons for my objections are detailed as follows:

- **Limited Scope for Additional Parking:** The road in question is a cul-de-sac, inherently limiting the scope for additional parking. The introduction of a 7-person HMO would exacerbate the existing parking constraints, leading to potential congestion and safety issues.
- **Protected Disabled Parking Spaces:** There are several disabled parking spaces located on either side of the property, and these need to be preserved. The increased demand for parking spaces posed by the HMO could jeopardise the availability of these essential spots.
- **Lack of Off-Street Parking:** The property in question does not provide any off-street parking facilities. This deficiency would place additional pressure on the already constrained on-street parking.
- **Safety Concerns Regarding Increased Traffic:** The street lacks a turning circle at the end, making it unsuitable for increased car traffic. The introduction of more vehicles could pose significant safety hazards for residents and visitors.
- **Inadequate Bike Storage:** The property does not have a sufficient area for bike storage, and its elevated position further complicates access. The proposed rear lane is not accessible, rendering it an impractical solution.
- **Increased Waste and Noise Pollution:** Accommodating 7 or more individuals in one property is akin to housing two residential families. This would inevitably lead to an increase in the volume of recycling and waste, as well as heightened levels of noise pollution.
- **Parking and Visitor Impact:** The presence of 7 or more occupants would lead to a significant increase in the number of visitors to the street, further exacerbating the already limited parking situation. Additionally, the potential for numerous visitors and partners staying over could compound these issues.
- **Impact on Residential Character and Community Ethos:** Conway Road is predominantly a residential street characterised by single-family occupancies. Introducing a large HMO would significantly alter the character of the neighbourhood and undermine the community ethos. The area has recently established a neighbourhood watch scheme, fostering a strong sense of community. The presence of a high-turnover HMO would erode this community spirit.

- **Community Consensus on Excessiveness:** The community consensus is that a 7-person HMO is excessive for the street. This sentiment reflects a broader concern about maintaining the residential character and quality of life in the area.
- **Lack of Precedent for HMO in 1930s-Style Houses:** There is no existing precedent for converting a 1930s-style house on this street into an HMO. The architectural and structural integrity of these houses are not designed to accommodate such a high number of occupants.
- **Comparison to Existing Properties:** While there is an acknowledgment of a 4-person student house on the street, it should be noted that this did not involve any material changes to the construction of the building. Furthermore, this property is a Victorian-style house, which differs significantly from the 1930s houses in terms of design and capacity.

In light of these considerations, I strongly urge the council to reflect on the legal precedent that approving this application would establish for the area. I respectfully request that the council consider reducing the size of the proposed HMO to better align with the capacity and character of Conway Road.

Kind Regards,

George Tasker