

From: Paulina Janukanis [REDACTED]
Sent: Wednesday, May 22, 2024 8:42 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Formal Objection to Application S62A/2024/0041

Good Evening,

I am writing to formally object to Application S62A/2024/0041 regarding 20 Conway Road, BS4 3RF, as a [REDACTED]. My concerns are based on the property and the cul-de-sac's lack of capacity and infrastructure to support a 7-person HMO, setting a worrying precedent for our street.

My objections are as follows:

- **Parking Issues:** The road is a cul-de-sac with limited scope for additional parking. The property lacks off-street parking, and there are several protected disabled parking spaces nearby.
- **Traffic and Safety Concerns:** The street lacks a turning circle, making increased traffic unsafe.
- **Community Impact:** Conway Road is primarily residential with single-family homes. A large HMO would undermine the neighbourhood's character and community spirit, which is supported by a recently established neighbourhood watch.
- **Noise and Waste:** A 7-person HMO would increase noise, recycling, waste, and pollution, equivalent to housing two families in one property.
- **Visitor Impact:** More occupants mean more visitors, further straining parking and potentially increasing noise and disruption.
- **Lack of Precedent:** There is no precedent for a 1930s-style house being converted into an HMO on this street. Existing similar properties, like the 4-person student house, did not require structural changes and are in Victorian-style houses.
- **Inadequate Bike Storage:** The property lacks sufficient bike storage and the proposed rear lane is not accessible.
- **Community Consensus:** The local community considers a 7-person HMO excessive.

In light of these concerns, I urge the council to reconsider the legal precedent this sets and request a reduction in the size of this HMO.

Kind Regards,

Paulina Janukanis