

From: Clint Price [REDACTED]
Sent: Friday, May 31, 2024 8:12 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Planning Application: S62A/2024/0041

Section 62A Planning Application: S62A/2024/0041
20 Conway Road, Brislington, Bristol City, Bristol, BS4 3RF

To whom it may concern.

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

1: There is insufficient on-street parking on the road (or the surrounding area) to support the current residential houses, nor any additional HMO. As recent resident, I have experienced that it is difficult to find parking on the road at the end of the working day and weekends, I'm often having to park at the other end of the street or streets nearby. The granting of HMO would increase the number of the cars and I believe it would exacerbate the current parking issues the local community experiences.

2: A large HMO at number 20 Conway Road would result in the sandwiching of two single residential properties (18 and 21 Conway Road) and create a concentration of HMOs within the immediate locality, which is contrary to local planning policy.

3: In the proposals it states the property will be accessible from the rear alleyway. This alleyway is blocked and inaccessible from both ends, it is used as a pedestrian access only. It is not adopted by the local council. Assumption is made that any approval of planning would result in the need for the alleyway to be cleared by the applicants and paved at their cost to meet the defined plans re bike storage.

4: There are a number of disabled parking spaces either side of the property and these would need to be considered as protected.

I also request that the planning committee 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. This is a residential street primarily with single family occupancies and this move to a single large HMO erodes the character of the neighbourhood and community ethos.

Regards

Clint Price