

From: Vanessa Rawlinson [REDACTED]
Sent: Wednesday, June 5, 2024 7:31 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject:

Good Afternoon,

I [REDACTED] and would like to make a formal objection to the Application S62A/2024/0041 at 20 Conway Road BS43RF.

The reason for my objection is on the basis the property and the associated road (cul de sac) does not have the capacity or infrastructure to support a 7 person HMO. 7 people would set a precedence on behalf of Bristol city council for the street.

The reasons for my objections are considered as such;

- There is no precedence for a HMO in 1930's style house on this street.
- There is acknowledgement there is a 4 person student house on the street but this did not materially change the construction of the building and was in a Victorian style house rather than a 1930's.
- The road is a cul de sac with limited scope for additional parking. The side of the road that no 20 is on has a number of driveways that take up a number of parking spaces.
- There are a number of disabled parking spaces either side of the property and these would need to be considered as protected.
- 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. This is a recently established neighbourhood watch area with a community ethos and a high turn over HMO in the middle of the street would erode that community ethos.
- 7+ people represents the equivalent to 2 residential families in one property which will increase the amount of recycling, waste and pollution and noise.
- 7+ people represents an increase in visitor number the street with a negative impact on parking.
- A 7 person HMO could reasonably represent a high number with visitors and partners staying.
- A 7 person HMO is considered excessive by the community on the street.
- The property itself has no off street parking.
- The street does not have a turning circle at the end so does not make it a safe thoroughfare for increased car traffic.
- The house does not have a sufficient area for bike storage and is elevated. The proposed rear lane is not accessible.

In addition to this there are oversubscribed doctors/dentist surgeries in Brislington.

Also schools locally are low on roll - if the number of Multiple occupancy sites that are targeting students for the new university campus in Templemeads increases, it means less young families moving to the area, filling our schools.

It is also worth pointing out that students do not pay council tax so don't benefit our local councils very strained coffers.

There are a number of property investment companies who are actively buying up multiple properties in the area (the same company is already developing sites on Bloomfield Rd) I 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.

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,

Vanessa Rawlinson