

From: Mike Pout [REDACTED]
Sent: Monday, July 29, 2024 9:30 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Objection to No.59 Langton Road planning application 24/02509/PINS

For the attention of Section 62A Applications Team

We object to planning application [24/02509/PINS](#), to convert 59 Langton Road into a large HMO on the following grounds:

Proposed Number of tenants (8, 9 or 12?)

1. In the CIL application ([24 02509 PINS-CIL QUESTION FORM-3711046.pdf](#) ([bristol.gov.uk](#)) _ , the form states :

"Change of use from a dwellinghouse used by a single person or household (C3a) to a large dwellinghouse in multiple occupation (sui generis) for **eight households/twelve people**"

2. The Proposed Garden Room ([Proposed Elevs \(5\) \(bristol.gov.uk\)](#) / [4245.PL2.08 Proposed Garden Room Rev B Redacted.pdf \(publishing.service.gov.uk\)](#)) shows a TWO PERSON bedroom, which along with the 7 bedrooms in the main house, would bring the total occupancy to 9, not the 8 stated elsewhere.

Since the owner has already put in, then withdrawn a plan for occupancy of up to 12, then put in a plan for occupancy of 6 which was approved, and now is immediately putting in a plan for occupancy of 8, it seems that the intention is to get back to the original requested occupancy of 12 in small increments. The application for 12 was withdrawn following many objections in January 2024, and it should NOT be allowed for the owner to creep up to 12.

Parking

Parking is a real issue on Langton Road.

The cover letter [240618 S62A cover letter PR002342 FINAL Redacted.pdf](#) ([publishing.service.gov.uk](#)) states that "The applicant considers that brownies and rainbows would most likely be attended by local children, and as such parents would generally walk rather than drive their children there. "

Sadly, what the applicant considers is not borne out in reality. There are many cars picking up and dropping off at regular events in the church hall, as well as the numerous private parties that the hall is rented out for. Also, many parents do drive their children to the adjacent school.

The cover letter also says “Indeed, of the six current tenants, only one owns a car. “ I don’t believe this is still the case, and there is nothing which restricts the number of car-owning tenants; indeed in the current listing, for the room

[REDACTED] [5](#), positively encourages car ownership:

★ On street parking with no restrictions or permits needed.

Yours Sincerely,

Dr Michael and Mrs Nathalie Pout [REDACTED]