

Gerard Attree



27th October 2024

Section 62A Applications Team
The Planning Inspectorate
3rd Floor
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Planning Application 24/03623/PINS, 59 Langton Road Bristol.

Dear Sirs,

I refer to the above planning application and letter provided by Stokes Morgan planning dated 10th September 2024 in relation to the change of use for up to 7 people. I am writing to formally express my objections to the proposed development. I am a neighbour living adjacent to the development site, and I have significant concerns regarding both the increase of number of occupants and the development itself with its potential impact on the well-being and amenity of the surrounding area, including my own home and those of other residents. I have outlined these concerns in detail in this objection letter.

What has become clearly noticeable and a concern since the owner has rented rooms is the number of people coming and going from the property and the increase in the number of vehicles now using the street related to the said property.

Firstly, we are experiencing an increase in noise especially during the evenings and have had on a number of occasions had interrupted evenings due to this increase in noise. One notable date being the 27th of September I witnessed antisocial behaviour with a large number of people exiting the property after 10pm at night being extremely loud and drinking outside the property for a sustained period. An additional room to this property will on lead to more noise that is likely to disturb families in neighbouring houses.

The increased number of vehicles in the street because of the high density of people living in and visiting the property has also resulted in a car break in on the evening of the 16th of August. This is the first crime I have recorded in the street for over several years and again, raises a cause for concern that we will continue to see the street become a focal point for further crime.

In addition, reading the reply from Transport DM that the change of use to a 7-person HMO is likely to have a minimal impact on car parking, I can assure we are seeing an increase in unsafe parking along the street with cars parked for considerable periods on the corner of the adjoining streets, on double yellows, and the zig zag lines that are there for the safety of pedestrians to ensure they have a clear line of sight to oncoming traffic. What is very apparent since the increased number of people living and using number 59 there is an inadequate provision for car parking provided for residents and visitors and is clearly exacerbating existing parking problems in the local area due to Church hall and school traffic. This substantial increase in on-street parking due to the number of vehicles associated with number 59 continues to detract from the visual qualities of the street.

As for the erection of refuse and recycling store to the front of the property, we have noticed an increase in rubbish in the street due to the refuse and recycling overflowing from number 59, and on a number of occasions refused to be emptied by the waste collection teams and will increase further the amount of refuse already coming from number 59.

As I have communicated on a number of occasions and will reiterate with this objection letter, **our own personal wellbeing, stress, and anxiety continue to be negatively impacted by the increase in noise pollution, the sustained pressures applied by the property owner with looking to increase the number of occupants living in a property that is totally out of character with the street, and a financial desire to sweat this particular asset to the maximum by increasing the number of tenants at every opportunity.**

The proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing property in the vicinity and leads to the loss of family homes when houses are converted into HMOs, therefore, I strongly object to this planning application and urge you to refuse it.

Yours sincerely,

A solid black rectangular box redacting the signature of Gerard Attree.

Gerard Attree Msc (Eng) MICT MIQ MIMM