

From:

Sent: 28 May 2025 10:24

To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Subject: S62A/2025/0102 87A Redland Road, Bristol

To the Planning Inspector,

I write as a close neighbour ([REDACTED]) to object to the change of use request for 87A Redland Road.

A 10-bed HMO has massive potential to lead to unacceptable noise levels especially as the main shared living space is on the first floor meaning noise will carry. I am concerned that a single 10-bed HMO would be far worse in this respect than turning each current maisonette into a 4/5-bed HMO. Surely the latter would be preferable for the occupiers too? It's not clear whether the intention is to rent the entire house as a single unit to a group of 10 eg students (student accommodation is mentioned several times in the application) or whether each room will be let individually. If the latter, it is less intimidating to move into and share facilities with 4 rather than 9 strangers. If the former, then the noise issue is a real concern.

Although the bedrooms are intended as single occupancy, there is no guarantee that each will only be occupied by one person which could result in significantly more than 10 people staying at any one time. (My daughter had experience of housemate's boyfriends unofficially moving in for prolonged periods when she was a university student).

In any case, do we really need another HMO in this area at the expense of potential family accommodation? There are already plenty of HMOs in the surrounding area (eg along Arley Hill and a high concentration in Cotham). In addition, a lot of houses nearby have been divided into flats whereas it is less common to have maisonettes which might appeal to families unable to afford to rent the larger single family houses in the area. Indeed, if this proposal goes ahead there will only be one maisonette left in the row of 7 houses on this block of Redland Road; the rest will be small flats and HMOs with no single family houses. Therefore if this proposal is approved it could result in 'reducing the choice of homes in the wider area by changing the housing mix', which is against policy DM2 in the Bristol Local Plan.

The current Character Appraisal for Cotham and Redland (https://assets.publishing.service.gov.uk/media/66eacb29df09c253fdb304ea/Cotham_and_Redland_character_appaisal_part_2_Redacted.pdf) notes that one of the threats for East Redland (which includes 87A Redland Road) is 'Increase in the number of HMOs....'. This is a conservation area and the above document repeatedly refers to the negative impact on the public realm of the subdivision of single family dwellings into flats and HMOs.