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To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Application No. 25/12110/PINS

Planning Inspectorate

S62A/2025/0106

Application No. 25/12110/PINS

I wish to object to the proposed use of the new build property at Land To The Rear Of 6 Tyndalls Park Road Bristol BS8 1PY as an HMO.

My concerns are:

- The area already has a sufficient number of HMOs; maintaining a balance of different property uses is important.
- The building's design is more suitable for private residential use, such as a first or family home.
- The proposed plans lack adequate communal space; the kitchen is small and has minimal seating area. This does not provide a healthy space for young people to live
- In the past there have been noise issues associated with nearby properties, including no.6 Tyndalls Rd, these are well known to university noise teams.
- Rubbish is often left out in the street at no.6 (and many other HMOs in the area) for extended periods indicating a disregard for neighborhood standards.
- Litter control of Elmdale Road is carried out by local residents on a regular basis, we don't mind as we understand the situation with the HMOs and choose to live in this area but we don't need any more
- There is soon to be a double story student building in the Maggs House, whose upper floors could now be turned into more than 125 student flats

I believe approving this application with HMO use could negatively impact the community on Elmdale Road and disrupt the existing balance of property uses. I have no objections with the construction of the property, just the use as an HMO

Regards

W Bain