

From: steven lawlor [REDACTED]
Sent: 15 July 2025 12:59
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Planning app: S62A/2025/0109

Ref: S62A/2025/0109
237/237a Gloucester Road, Bristol.
From:
Steven Lawlor
[REDACTED]
[REDACTED]

Dear sir/ madam.

As a [REDACTED], concerning the planning application, I would like to strongly object on the following points:

OVER CONCENTRATION OF HMOs IN THE AREA

The planning application is for TWO HMOs!!!

Planning has already just been granted for at least one (possibly two) HMOs on the junction of Wesley Road at 253 Gloucester Road. Building work is still being carried out at the property so we do not know yet what impact that will have on the local area.

There is another property adjacent to number 237 at 160/160a Gloucester Road which has just sold with permission for a HMO.

I do not know if that is for one or two HMOs at the same address?

Again, we do not yet know the effect that will have on the community.

The Buddhist Centre next door to 237 Gloucester Road is already a house of multiple occupation, as many people live there but I don't know if it has HMO status.

The numerous and over concentration of HMOs on the Gloucester Road and in our area is having an adverse effect on the area as the individual that live in HMOs do not invest in their community in the same way that homeowners do.

This proposal would mean that there would be another TWO separate HMOs in the area. Surely that is more HMOs in this area than your guidelines allow?

By my calculations these are the HMOs in the area....

-1 or 2 at 253 top flat/bottom flat Gloucester Road

-1 or 2 at 160/160a Gloucester Road.

-House of multiple occupation at the Buddhist Centre next door.

And..

2 HMOs proposed in this application!

PARKING

The granting of this application will of course have an impact on parking in the area.

We already have terrible issues with parking on Morley square and Brynland Avenue as people living on the Gloucester Road cannot park outside their properties and so park in the surrounding streets,

shoppers and those working in the area park here also and we have issues because of the cricket ground, kelvin players and the gymnastic school on Wesley Road.

There are a proposed 11 separate rooms in this application, many of those living there will probably have cars or vans for work or pleasure, making the parking problems in the area worse.

This will be on top of the parking issues that will result because of the other HMOs in the area I have mentioned but which are not yet occupied.

NOISE

The property at 237 Gloucester Road has been occupied in the past by different individuals and as a shared student house. During these times there have been issues with noise from the bedrooms at the back of the house and the use of the garden. The students would regularly have all-night parties in the large back garden which backs on to mine and several neighbours gardens.

Our lives have been blighted by this noise. Despite repeated requests to these tenants to be quieter, they haven't bothered to change their behaviour because, due to their housing status, they had no interest in developing relationships with their neighbours or investing in their community.

We are concerned that with 11 individuals that may live in these two HMOs in the application, we will again suffer from disturbance.

Thank you for your time and considerations.

I again ask you do refuse this application.

I would be happy to attend a meeting in person if required.

Yours

Steven Lawlor

