

To the planning department

Please find below my objection to the above planning application as per the bristol planning portal.

The building previously housed 15 residents with 10 of the rooms in a separate part of the building, which is outside the scope of this application but being considered in parallel. The plan proposes to increase the number of bedrooms on a much smaller site resulting in small rooms with access to a small number of bathrooms and mixed kitchen living space. This doesn't suitably accommodate single households in quality accommodation as suggested as it gives occupants limited private space and hardly any outdoor space.

The available parking is insufficient and will result in people parking in the other spaces outside which are either time limited or on surrounding streets. This was obvious in the parking survey in the original application which suggested parking spaces could be used in roads several streets away. It will also increase traffic around already busy and complex junctions. The assumption in the application that lack of on site parking will self limit residents use of cars is not something the developer can control or enforce.

The policy quoted in the application reflects that its should not impact surrounding residential spaces and traffic and this proposal would clearly adversely affect both.

The suggestion that a 19 bedroom hmo wouldn't reach the unacceptable level of hmos is looking at the total of buildings not the total of rooms. This is a big development that is inappropriate for the local space moreover a number of hmos on fishponds road have received retrospective permission recently increasing the number.

The applicant also has a another proposal for the same site under consideration, which if accepted would also increase the traffic.

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