

Summary Objection – Planning Application 25/13176/PINS

Site: Chasefield House, 888 Fishponds Road, Bristol BS16 3XB

I strongly object to this planning application for the following key reasons:

- The site is immediately next to another HMO (886 Fishponds Road), creating a harmful cluster and unbalancing the community (contrary to Policy DM2 and HMO SPD).
- Surrounding family-owned homes will suffer from noise, antisocial behaviour, and loss of amenity.
- Only two parking spaces are proposed for 19 residents, worsening existing parking stress and highway safety risks. Previous application 22/02990/F was refused partly on this basis.
- Loss of former care home (C2 use) as a community facility, contrary to Policies DM5 and BCS12.
- Subdivision and alterations would harm the Stapleton & Frome Valley Conservation Area.
- Police Designing Out Crime Officer concluded the scheme is 'not acceptable in its current format'. Within 400m there were 886 reported crimes in one year, including high levels of ASB, theft, and violence.
- The application fails to include adequate crime prevention or management measures (no access control, poor cycle store, no ASB management plan).
- The application does not specify intended occupants (students, transient renters, or vulnerable people), making it impossible to assess the real impacts on the community.
- Applicant has not addressed previous refusal reasons – showing disregard for legitimate planning concerns.

For these reasons, I urge the Planning Inspectorate to REFUSE this application.