

Subject: Representation in Objection to S62A Application 25/13176/PINS – Chasefield House, 888 Fishponds Road, Bristol BS16 3XB

Dear Sir or Madam,

I write as [REDACTED] to Chasefield House, located at 888 Fishponds Road, to object most strongly to planning application 25/13176/PINS -the proposal to convert the existing property into two large Houses in Multiple Occupation (HMOs) comprising a 9 bedroom and a 10 bedroom property, along with external alterations and additional bike/refuse storage

1. Repeated Proposal and Prior Precedents

This is the second iteration of an HMO development at this site. A prior application (21/04998/F) for conversion into two 10 bed HMOs was refused in November 2021. Likewise, later proposals, including 22/02990/F for supported living use, were refused or not consented. This persistent attempt suggests the developer's disregard for well established planning concerns.

2. Biodiversity and Environmental Harm

The proposed development would adversely affect important habitat features, including a 13 metre boundary hedge, a tree likely classified as “Individual trees habitat” covering at least 41 m², and grassed areas totalling over 25 m², all within the site's redline boundary. The applicant's claim of exemption from biodiversity net gain obligations is unfounded the Council's requirements clearly mandate proper arboricultural assessment and compliance with net gain policies.

3. Community Balance & HMO Concentration

Broad council analysis underscores the risk of harmful HMO clustering: thresholds and Article 4 directions have been introduced precisely to defend neighbourhood balance and character in areas like Fishponds. Given the number and scale of HMOs already present in BS16, this development exacerbates unacceptable concentration, undermining the policy objective for mixed and stable communities.

4. Traffic, Highway Safety & Pedestrian Risk

Fishponds Road is well known for poor traffic conditions, and Bristol City Council has imposed enforcement measures, including camera monitored banned turns at junctions near Fishponds Road, recognizing ongoing safety risks. Introducing additional residents and associated vehicular and pedestrian movement from a large HMO significantly intensifies these hazards. Moreover, the lack of on site parking (notably omitted from this proposal) may force occupants into on-street parking or drop-offs, further congesting an already busy thoroughfare.

5. Amenity, Noise, and Disturbance to Neighbours

A 19 bed HMO effectively translates to dozens of individuals living semi independently in close quarters. This density invites higher levels of noise, comings and goings, and general disturbance, especially compared to a single or small household. Given previous concerns addressed in refusal decisions for comparable proposals, it is clear that such a use oversteps acceptable thresholds for residential amenity and quiet enjoyment.

6. Impact on Property Values

Market data reveal that average property prices in Fishponds hover around £320,000 – £330,000, while properties on Fishponds Road are notably lower, around £218,600. High turnover of tenants, increased noise and activity, traffic and parking pressures, not to mention the change in character, pose a serious risk of downward pressure on neighbouring property values, [REDACTED]

7. Conservation Area Setting

Although the building is not listed, the site lies within a conservation area (Stapleton and Frome Valley). Introducing dense HMOs significantly alters the architectural setting and character, posing a threat to conservation objectives. The S62A documentation confirms this status.

Conclusion & Request

On the grounds outlined above, sustainability of community, environmental damage, traffic and pedestrian safety, noise and amenity harm, property value impact, and conservation objectives, I urge the Planning Inspectorate to refuse application 25/13176/PINS.

I request that PINS give full weight to prior refusals and current local policy frameworks that seek to maintain community balance and safeguard local residential amenity.

Yours faithfully,

[REDACTED]