

From: [REDACTED]
Sent: 04 November 2025 18:53
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Ref number : S62A/2025/0119

Dear Sir/Madam,

We wish to formally object to the planning application for **23 Hillsborough Road, Bristol, BS4 3QW**.

Our reasons for objection are as follows:

- **Severe parking strain:** Parking is already a major issue on Hillsborough Road, with vehicles frequently forced onto pavements outside our property. Additional occupants would only worsen this congestion. From our observations, few—if any—residents use bicycles or scooters; most own cars, and several appear to live as couples or partners, thereby further multiplying the number of vehicles.
- **Increased noise and safety risks:** More vehicles mean increased noise, disruption, and a greater likelihood of dangerous or illegal parking. This raises safety concerns for pedestrians and neighbours, especially families with children.
- **Previous disturbances:** There have been serious incidents at this property in the past, including a reported assault requiring police attendance. This highlights the potential for further issues should occupancy levels increase.
- **Loss of garden space and privacy:** The proposed expansion would reduce garden area, bringing occupants closer to our boundary. This will likely lead to more noise and disturbance from outdoor gatherings, music, and late-night conversations, further impacting our privacy and comfort.
- **Overdevelopment and lack of transparency:** While we have tolerated the existing HMO, any further expansion feels excessive and inconsiderate. It is also concerning that several current tenants were unaware of this planning application — surely those most affected should be informed first.
- **Previous refusal:** We understand a similar application was rejected previously, and there appears to be no substantial change in circumstances to justify approval now.
- **Unclear future use:** The property is currently occupied by working professionals. The application provides no assurance this will continue, creating uncertainty around the type of tenants and management of the property going forward.
- **Overconcentration of HMOs:** The surrounding area already contains several HMOs. Allowing further intensification will unbalance the mix of housing, eroding the sense of community and undermining the character of the neighbourhood.
- **Waste and recycling concerns:** Waste management at the property is already problematic, with bins often left overflowing or blocking pavements. Increasing the number of occupants would only exacerbate these hygiene and visual issues.

- **Pressure on local infrastructure:** Additional residents will place more strain on local services such as parking, refuse collection, and street maintenance — all of which are already under pressure.
- **Harm to residential amenity:** The proposed intensification would cause harm to the residential amenity of neighbouring properties through increased noise, disturbance, and activity levels.
- **Questionable compliance with HMO standards:** It is unclear whether the proposed expansion meets Bristol City Council's minimum space and amenity standards for HMOs, particularly in relation to communal and outdoor areas.
- **Lack of clear justification:** There is no evidence that this expansion addresses a genuine housing need in the area. It appears driven purely by financial gain rather than the interests of the community.

In summary, this proposal represents clear overdevelopment and would harm the quality of life for existing residents. It offers no tangible benefit to the local area and poses multiple risks to safety, amenity, and neighbourhood character.

We therefore urge the Council to **refuse this application**.

Kind regards,

Marie & Martin Hill

[REDACTED]

[REDACTED]