



Decision Notice and Statement of Reasons

Site visit made on 13 November 2025

Decision by Katie McDonald MSc MRTPI

A person appointed by the Secretary of State

Decision date: 21 November 2025

Application Reference: S62A/2025/0119

Site address: 23 Hillsborough Road, Brislington, Bristol BS4 3QW

- The application is made under section 62A of the Town and Country Planning Act 1990.
 - The site is located within the administrative area of Bristol City Council.
 - The application dated 15 August 2025 is made by Mr Daniel Brown (Browel Property Limited) and was validated on 26 September 2025.
 - The development proposed is the erection of a rear extension and internal alterations to facilitate the change of use of the property from an 8 bedroom House in Multiple Occupation (HMO) to a 9-bedroom HMO.
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Decision

1. Planning permission is granted for the erection of a rear extension and internal alterations to facilitate the change of use of the property from an 8 bedroom House in Multiple Occupation (HMO) to a 9-bedroom HMO at 23 Hillsborough Road, Brislington, Bristol BS4 3QW in accordance with the terms of the application dated 15 August 2025, subject to the following conditions:
 1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason: As required by section 51 of the Planning and Compulsory Purchase Act 2004.
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: A002; A003; A004; A005; A006; A007; A009; A0010 and A0011.
Reason: To provide certainty.
 3. Bedroom 9 shall not be occupied until the refuse and recycling store, as shown on the approved plans, have been completed in accordance with plan number A0010 and A0011. Thereafter, all refuse and recyclable materials associated with the development shall be stored within this dedicated store, as shown on the approved plans, or internally within the buildings that form part of the application site.
Reason: To provide adequate living conditions of neighbouring occupiers.
 4. Bedroom 9 shall not be occupied until the cycle parking provision shown on plan number A009 has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.
Reason: To ensure suitable provision of sustainable modes of travel.

Statement of Reasons

Procedural matters

2. The application was made under Section 62A of the Town and Country Planning Act 1990, which allows for applications to be made directly to the Planning Inspectorate where a Council has been designated by the Secretary of State. Bristol City Council (BCC) have been designated for major and non-major applications since 6 March 2024.
3. Consultation was undertaken on 9 October 2025 which allowed for responses by 5 November 2025. Two interested parties submitted comments. BCC submitted an assessment and statement. I have taken account of all written representations in reaching my decision.

Main Issues

4. Having regard to the application, the consultation responses, comments from interested parties, BCC's report, together with what I saw on site, the main issues for this application are:
 - The effects of the proposal on the character and appearance of the area.
 - Whether the proposal would provide satisfactory living conditions for the future occupiers and existing nearby residents.
 - Whether the proposal would provide adequate car and cycle parking, and recycling and refuse storage.

Reasons

Proposal

5. The site is a 2 storey semi-detached house, located in a residential area. The site has permission for, and operates as, an 8 person HMO. The proposal is for a single storey rear extension, to create a new communal area, and to convert the existing communal area into an additional bedroom to form a 9 person HMO. Covered bin storage is proposed at the front of the dwelling, with an additional cycle store adjacent to the 2 off road car parking spaces.

Character and Appearance

6. The extension would wrap around the existing 2 storey rear extension, abutting the single storey side extension and projecting beyond the 2 storey rear extension. The extension would be single storey, with a sloping roof to match the existing side extension, and the materials would match the existing house. The massing and siting would be suitable and subservient, respecting the existing building and surrounding area.
7. The addition of one bedroom and resident to the existing HMO would have a minimal effect on the character and amenity of the area, given the building already houses 8 occupants, and daily comings and goings would be domestic. There would also be no cumulative detrimental impact of physical alterations to buildings and structures from the additions, nor would there be a harmful concentration of HMOs in the locality that could lead to a weakening of community cohesion.
8. Consequently, it would have an acceptable effect on the character and appearance of the area. This would be compliant with Policies DM26, DM27 and DM30 of the Site

Allocations and Development Management Policies (2014) (SADMP) and Policy BCS21 of the Bristol City Local Plan Core Strategy (2011) (CS). These seek to ensure high quality standards of design that make a positive contribution to an area's character and identity, creating and reinforcing local distinctiveness, respecting existing development and building lines.

Living conditions

9. The bedroom proposed for the 9th occupant would be greater than the Council's standard of 6.5 square metres, and would be served by a window. This would ensure adequate living conditions for the future occupier. The communal area would be smaller than the existing, but would still provide suitable space for the future and existing occupants. The rear garden would be of a suitable size, even with the reduction in space due to the extension.
10. The extension would have no harmful effect upon the neighbouring living conditions due to the location and size of the proposal. Noise from construction would be temporary and would not cause unacceptable effects. Whilst neighbours report of issues with tenants having parties, loud music and anti-social behaviour, these could occur in any residential setting, be that in a HMO or dwelling, and the increase in the HMO by one resident would also have a negligible effect on neighbouring living conditions from noise or the overall intensification.
11. Consequently, it would have an acceptable effect on the living conditions of future occupiers and existing nearby residents, compliant with Policy DM2 of the SADMP and BCS21 of the CS, which seek to ensure HMOs do not harm the residential amenity or character of the area in respect of noise and disturbance from activity.

Car parking, cycling and refuse storage

12. Two off-street car parking spaces are detailed on plan. The area has good access to sustainable modes of travel and there is a high amount of on street parking available, along with off street parking on driveways. There is also provision for bicycle storage and sufficient refuse storage is also included.
13. Whilst neighbours have reported about increases in on street parking, I observed plenty of free spaces during my visit, which I appreciate was a snap shot in time. However, even if there was an increase in on street car parking demands from this proposal, it would result in one additional car. Although this may cause some inconvenience, it would not result in unacceptable impacts. Therefore, the proposal would provide adequate car parking, cycling and refuse storage, compliant with Policies DM2 and DM23 of the SADMP and Policies BCS10 and BCS15 of the CS, which seek to ensure that vehicles are accommodated safely, and that the storage of refuse and recycling are an integral part of developments.

Other Matters

14. The application form states the biodiversity net gain condition as set out in paragraph 13 of Schedule 7A of the Act would not apply as the proposed development would be subject to the de minimis exemption. I have no reason to disagree. However, considering Article 24 of the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013, I have included a note in this decision that refers to the relevant regulatory provisions on the biodiversity gain condition.

Conclusion

15. For these reasons, the proposal accords with the development plan and therefore planning permission should be granted. The conditions, and reasons for them, are set out above.

Katie McDonald

Inspector and Appointed Person

Informatives:

- i. In determining this application the Planning Inspectorate, on behalf of the Secretary of State, has worked with the applicant in a positive and proactive manner. In doing so the Planning Inspectorate gave clear advice of the expectation and requirements for the submission of documents and information, ensured consultation responses were published in good time and gave clear deadlines for submissions and responses.
- ii. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be Bristol City Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.
Based on the information available this permission is considered to be one which will not require the approval of a biodiversity net gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply – in this case the exemption below. Development below the de minimis threshold, meaning development which:
 - does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- iii. The decision of the appointed person (acting on behalf of the Secretary of State) on an application under section 62A of the Town and Country Planning Act 1990 (“the Act”) is final, which means there is no right to appeal. An application to the High Court under s288(1) of the Town and Country Planning Act 1990 is the only way in which the decision made on an application under Section 62A can be challenged. An application must be made within 6 weeks of the date of the decision.
- iv. These notes are provided for guidance only. A person who thinks they may have grounds for challenging this decision is advised to seek legal advice before taking any action. If you require advice on the process for making any challenge you should contact the Administrative Court Office at the Royal Courts of Justice, Strand, London, WC2A 2LL (0207 947 6655) or follow this link: <https://www.gov.uk/courts-tribunals/planning-court>
- v. Responsibility for ensuring compliance with this Decision Notice rests with Bristol City Council.