

From: Bethan Mills [REDACTED]

Sent: 22 November 2025 16:32

To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Subject: Application No 25/14098/PINS

Subject: Application No 25/14098/PINS

To whom it may concern,

I am emailing you to object to the application for a change of use from a single household to a HMO at 16 Elmgrove Road BS16 2AX.

This and surrounding roads already have a high number of HMO's. On Brentry Road alone (adjacent to Elmgrove) there is a minimum of eight HMO's and this has increased significantly in the last two years. There needs to be a balance between HMO's and privately owned homes.

There is also a lack of homes available in this area for families to rent (as most rentals are HMO's for students or professionals). Within a one mile radius of 16 Elmgrove Road there are two junior and one senior schools. I do not see why 16 Elmgrove Road needs to be changed from a house which is perfectly able to be rented to a family household. The house is in good condition (was updated and modernised five years ago) and would need no alteration to be rented to a family.

The house has been on the market to be sold for six months, and I suspect the application has been submitted as it has failed to sell and a HMO would generate significantly more income than renting as a single household.

The application states that number 22 Elmgrove Road is no longer a licensed HMO, and so the sandwiching situation which was previously identified is no longer occurring. However a simple search on Rightmove, has this property available to rent to students for the academic year 2026 (see attached images). This statement is incorrect and shows a disregard to households who live nearby.

The application also states the site had been used for a three year period as a house to individuals receiving care and the applicants are not aware of any noise complaints. I live opposite the property and had to visit the house three times to speak about noise levels and once regarding conduct of a resident which the police were involved with. As often happens in these situations, the house owner is unaware of what is happening locally with their property as it neighbours having to resolve any concerns/complaints with the household directly.

Since the application five years ago , there has been no change to the situation and I object to the change of use to this dwelling .

15:45 Sat 22 Nov

33%

<

Property details

PROPERTY TYPE

House

BEDROOMS

6

BATHROOMS

2

SIZE

Ask agent

Deposit

£1,000

Min. tenancy length

Ask agent

Let type

Ask agent

Available from

05/07/2026

Furnish type

Furnished

View tenancy information

No floorplan provided

• Available from: 5th July 2026

• 6 Beds, 6 Doubles

• Deposit (per person): £1000

• Bills Included

• 2 WCs, 2 Showers

• Microwave

196.78 pppw INCLUDING BILLS | 6 Double Bedroom Student House, Fishponds |

Call

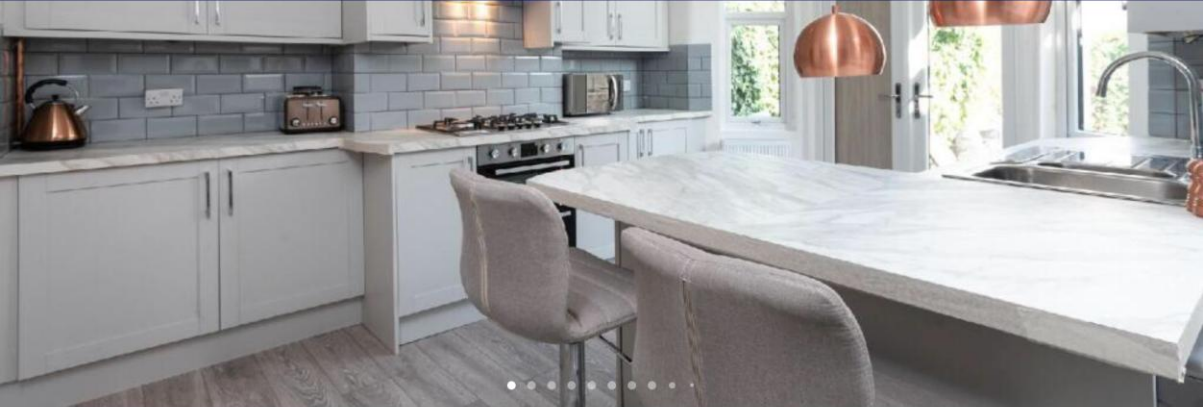
Email

15:45 Sat 22 Nov

33%

<

Property details



Gallery

£5,077 pcm

£1,172 pw

Elmgrove Road, Fishponds, Bristol, Bristol, BS16

Reduced on 28/09/2025

PROPERTY TYPE

House

BEDROOMS

6

BATHROOMS

2

Call

Email

Kind regards

Bethan Mills

