

From: [REDACTED]
To: [Section 62A Applications Non Major](#)
Subject: 25/1409/PINS - objection to planning application
Date: 17 November 2025 18:28:38

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Dear Sir/Madam

I am writing to you to register my objection to the planning application 25/1409/PINS, proposing 'Change of use from a single dwellinghouse by people regarding as forming a single household (use Class C3a) to a small dwellinghouse in multiple occupation for 3 – 6 people (Use Class C4)', at the site address of 16 Elmgrove Road, Fishponds, Bristol, BS16 2AX.

[REDACTED]

A similar application for change in use from class C3a to Class C4 was made for 16 Elmgrove Road to Bristol City Council (BCC) Planning Department in June 2021 (**21/01295/F**) Change of use to a House in Multiple Occupation (HMO) with alterations and loft conversion works, including a rear roof extension) & refused in September 2021 on the grounds:

- The proposed development would result in the sandwiching of no.s 18 and 20 Elmgrove Road between two HMO properties being the existing at no. 22* and the proposed at no. 16. In addition the proposed would exceed the 10% threshold requirement of HMOs within a 100m radius of the proposal site. This is considered to be a harmful concentration of houses in multiple occupation in the locality contrary to sections 3.1, 4.1 and 4.2 of the Managing the development of Houses in Multiple Occupation Supplementary Planning Document Adopted 3 November 2020 and the NPPF 2021
- The application has failed to demonstrate adequate refuse, recycling and bicycle storage facilities which is contrary to policies DM2 and DM32 of the Bristol Local Plan Site Allocations and Development Management Policies (2014) and the NPPF 2021

(* It is understood the HMO licence for no 22 has expired however the property is still being used & advertised as a HMO contrary to BCC rules)

According to BCC records the decision to refuse the planning application was appealed in September 2022 but this was dismissed & the initial refusal of the application upheld. Unfortunately there are no records on the BCC planning webpage giving further details on the refusal of the appeal.

I believe this new application should be refused as the circumstances the earlier application for change, from a class C3a dwelling to Class C4, were refused have not changed since 2022, in that it is in breach of BCCs 'Managing the development of houses in multiple occupation' supplementary planning document, & that it would result in a Harmful Concentration of HMO's in the neighbourhood, resulting in more than 10% of the total dwellings in a being HMOs within a 100m radius & it would "sandwich" a single-family home between HMOs.

In addition, apart from stating in the most recent application it will include the erection of a cycle and refuse/recycling stores, the applicant has not stated how they will meet the obligations & requirements of policies DM2 & DM32 of the Bristol Local Plan Site Allocations and Development Management Policies. Management of waste from HMOs in Elmgrove Road is a current issue for residents where improper use of recycling & waste bins has resulted in over spill of waste onto the street, in particular where food waste has been incorrectly stored in plastic bin bags which have then been split open by cats/foxes/badgers, presenting a hygiene & health & safety risk to both residents & BCC waste refuse collectors.

Beyond the immediate area effected by this application there are already a high number on HMOs in Elmgrove Road. There are at least 4 currently on the same side as no 16, plus a number of other private dwellings that have multiple occupants that are not from the same family group ie rooms are rented out, plus an existing high number of existing HMOs in Brentry Road & on the main Fishponds Road. Additional HMO's in this area will put additional strain of public utilities & further increase the number of vehicles looking to park in Elmgrove Road, which is further exacerbated by the parking restrictions on Fishponds Road resulting from Bus Lanes.

I would be grateful if you could acknowledge receipt of this email.

Best regards

James Tromans

Sent from my Galaxy