

From: Peter Goddard [REDACTED]

Sent: 28 November 2025 08:05

To: Section 62A Applications Non Major

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Subject: Objection to Application 25/14098/PINS. 16 Elmgrove Road, Fishponds

To whom it may concern,

I object to the current application (25/14098/PINS) for change of use to a House in Multiple Occupation (HMO) at 16 Elmgrove Road, BS16 2AX.

[REDACTED]

My objection is on the following grounds:

I believe that the current local rate of HMO properties is above the 10% allowable threshold and that any current data that may show that this is not the case is either out of date or skewed by the reality on the ground. That reality being that some landlords in the locality are operating their properties as HMO's without gaining the necessary licensing or approval.

As an example of this scenario I can confirm with some confidence, [REDACTED] that this is currently the case with number 22 Elmgrove Road. This property remains in operation as a student HMO despite no longer maintaining this status with the correct licensing in place.

This fact also supports my second objection to the application, in that, should number 16 gain approval there would be a clear violation of the sandwiching rule which was previously upheld as grounds for the refusal of a previous HMO application at number 16.

Kind regards

Peter Goddard