

**From:** [REDACTED]  
**Sent:** 28 November 2025 08:33  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** Section 62A Planning Application: S62A/2025/0125 16 Elmgrove Road, Bristol, BS16 2AX

Dear Planning Inspectorate

We live [REDACTED] and we are writing to object to the following appeal:

Section 62A Planning Application: S62A/2025/0125 16 Elmgrove Road, Bristol, BS16 2AX

We believe there are no grounds for appeal of the original decision as the sandwich rule still applies as no 22 remains an HMO student house (see right move link below with evidence of shared accommodation), with many other HMOs still on our street and in a 100km radius.

[https://www.rightmove.co.uk/properties/168822419#/?channel=STU\\_LET](https://www.rightmove.co.uk/properties/168822419#/?channel=STU_LET)

The street already suffers from a lack of parking, noise, litter and at times, antisocial behaviour. Another HMO would only add to the difficulties residents face, many of whom are young families and older adults and homeowners.

Best Wishes  
Liz and Liam Jenkinson

Sent from my iPhone