

**From:** Martin [REDACTED]  
**Sent:** 18 December 2025 17:23  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** S62A/2025/0138 26 Sturdon Road

Planning application: 25/14959/PINS

Site address: 26 Sturdon Road

Reference Number: S62A/2025/0138

Good Evening,

I am writing with respect to the above planning application which is to convert an existing household to a House of Multiple Occupancy (HMO).

The covering letter has a lot of details within it however I would like to draw attention to a couple of points.

1. The letter states that there are only 11 HMOs within a 100m of the proposed property. It also states that the calculation was made by themselves from the council's pinpoint website. Looking at the diagram on page 6 the 100m appears to be centred on the site whereas I believe the calculation should be 100m from the edge of the site which when taken into account could include both 36 and 38 Foxcote road. This would bring the calculation up to 13 HMOs (9.6%) adding an additional 1 would bring it over the 10% 14 HMOs (10.3%). The council's pinpoint website is also not perfect as it does not appear to show all the HMOs within the area. Using the Bristol-uncovered.uk website shows a different amount with at least 14 HMO's within the same area shown on page 6, giving a percentage of 10.2% already above the 10% limit per 100m. If you were to look at the percentage for Sturdon road it is even higher at 17%. As a ward Bedminster already has the highest percentage of HMO's within Bristol currently reported at 18.5%.
2. The letter also states, "It is unlikely that the use as an HMO would generate any more vehicle movements than as a similarly-sized C3 dwelling, or that the proposal would give rise to unacceptable traffic conditions, given the highly sustainable location". I am not sure how this conclusion has been reached and appears to be an opinion of the author with no empirical data supporting it.

Having lived on Sturdon Road for the last 15 years the amount of traffic has increased steadily over that time. Although I also have no data, the 2 main factors appear to be the introduction of permit parking to nearby streets and the creation of many HMOs in the surrounding area.

Kind regards,

Martin