

**From:** [REDACTED]  
**Sent:** 30 December 2025 15:08  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** Objection to planning application S62A/2025/0138: 26 Sturdon Road

To whom it may concern,

I am writing to object to the application S62A/2025/0138: for 26 Sturdon Road, BS3 2BA to be converted to an HMO.

I have significant concerns that another proposed HMO would reduce community engagement, increase noise and disturbance, reduce community services and present highway safety concerns. Having considered the application, some small mitigations appear to have been proposed, principally through the installation of bin storage and not adding in more windows to the existing property. However, these mitigations do very little to address concerns that other objections have raised, including about reduced community cohesion, additional pressure on already limited parking and noise and disturbance already experienced from similar HMOs on Sturdon Road. My view is that the inherent nature of the application (six, single bedrooms) means the applicant is unable to provide sufficient mitigations to address these concerns. I believe this property should remain as a Class C3 property, for the use of one household.

I live at [REDACTED] and have HMOs as both my immediate neighbours, sandwiching me in. My neighbours two doors down are also sandwiched between HMOs, and this proposed HMO is only a few doors further down on the same side of the road. As the objection submitted by Martin has set out in point one of their objection, there are already a high number of HMOs both within a 100m radius and on Sturdon Road, although the application alleges this number would be below the 10% limit; I trust that the planning department will be looking carefully at the assertions made in the application and making their own calculations to ensure that the thresholds are not breached. There is demonstrably a very high concentration of HMOs in a very small area at the same side and end of the road as 26 Sturdon Road, and I support the other objections submitted which highlight the concern of lack of community cohesion.

The house is on a street of near identical terrace houses, originally built to include three bedrooms, or four for properties with a loft conversion. The application is for six single bedrooms, which is significantly different from the character of the rest of the houses. Having a HMO of six individuals is also likely to represent a higher turnover of tenants than a single household. Furthermore, by converting the current three-bedroom setup to a six-bedroom setup, it would be unlikely to attract a single household upon resale and would therefore be committing the property to be a six individual HMO in the long term, with significant work required to convert it back to a single household residence.

Furthermore, there are assertions included in the application which are unsubstantiated with evidence. Again, I hope those assessing the application will be carefully and critically considering the assertions made. For example, the application alleges that an HMO wouldn't be to lead to a higher number of cars than for a C3 residence; there is no evidence provided to support this assertion. In the HMOs in close proximity to my house, all have multiple cars and I'm not aware of any mechanism available to the council to limit the car numbers for individual households. As others responding to this application have already stated, parking is already a significant issue on the street; putting further pressure on the already limited space will particularly impact older residents with reduced mobility (who do not meet a threshold to be registered disabled) and parents with young children.

The application also asserts that there is outdoor space in close proximity in the form of 'Luckwell Park' for the tenants to enjoy. I believe the space that is being referred to is 'Sturdon Road play area' (as named on the sign at the entrance of the space); this is principally a children's play area with limitations on its use, for example no dogs, smoking, alcohol or BBQs. It feels disingenuous of the applicant to suggest that this would a suitable alternative to be used by six adult individuals as 'reasonable access to outdoor amenity space'. In the application, the rear garden is stated as 41sqm, although it is unclear whether this would be further reduced by the 6-bike storage facility, potentially significantly decreasing the outdoor space available to tenants.

The application asserts that 'the proposal would not give rise to significant harm to neighbour amenity'. However there is little evidence to support this assertion, which directly contradicts the experience of those living on Sturdon Road, as expressed in the objections submitted.

Much is made in the application of the need for alternative housing for single person households, including students. However, as the objection by Catherine Davies points out, there are already significant, new developments in the local area specifically designed for this demographic. These include the Stafford Yard development on Stafford Street, the development on Greenway Bush Lane/Raleigh Road and The Old Brewery project on North Street. This is in addition to purpose-built student accommodation.

The application also discusses the need for affordable housing in Bristol, and suggests that the proposed HMO supports this need. However, no evidence is provided to support this suggestion, aside from the fact that the submitted plans would provide the very smallest living and bedroom space legally permitted and therefore may command a lower rent per individual than a property with more space. However, the application is for private tenants and not social housing; there is nothing to stop a private landlord from charging what they wish and no commitment is made in the application to provide affordable rents.

In this objection, I have tried to build on the concerns already raised by others rather than repeat similar concerns. For clarity, I object to the application and share concerns already submitted about reduced community engagement, increased noise and disturbance, reduced community services and increased highway safety concerns.

Kind regards,  
E Douthwaite.