

Avonside Guest House

106 Coronation Road

Southville

Bristol

BS3 1AX

Our clients property currently operates as a guest house on Coronation Road and permission is sought to convert the premises to a 14-bed HMO.

Whilst the property is located within Bedminster Conservation Area, there are no changes proposed to the external façade of the property and just the addition of bin and bike store is proposed for the front garden area.

Section 12 of the national guidance within the National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification.

No trees will be removed or harmed as a result of the proposal and is designed in accordance with Part II (Conservation Areas) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

There will be no adverse impact to the character or appearance of the property, or the surrounding areas. It is therefore believed that the proposal does not have a significant impact on the Heritage Asset.