

From: Drewett, Pat (Elected Member) <Pat.Drewett@newport.gov.uk>
Sent: 23 February 2025 19:38:54 UTC+00:00
To: "Ostler, Marnie (Planning Officer)" <Marnie.Ostler@Newport.gov.uk>
Subject: Call in of Planning Application 25/0007 - 52 Bryngwyn Road

Good morning Marnie,

I am writing to object formally to planning application 25/0007, which seeks to convert an existing garage into an additional accommodation at 25 Bryngwyn Road. I have serious concerns regarding the negative impact this development will have on the local community, particularly in terms of parking availability, infrastructure strain, and lack of adequate public consultation.

1. Lack of Parking Provision

The proposed development does not include any additional parking spaces for the new occupants, despite the existing five-flat HMO already providing no designated parking for its residents. This has led to a significant increase in on-street parking congestion, often resulting in disputes among local residents over limited parking availability. The addition of further occupants will only exacerbate this issue, leading to further tensions and potentially unsafe parking practices. Given that many HMO tenants are likely to own vehicles, Newport City Council should consider the already overwhelmed parking situation before approving any expansion.

2. Existing Infrastructure Issues – Foul Water Overflows

There have been ongoing problems with foul water overflow in the area, which periodically causes disruption and hygiene concerns for residents. The current drainage infrastructure appears to be struggling to cope with the existing level of occupancy, and any increase in residents within the property will put additional pressure on an already inadequate system. Without substantial investment in improving the foul water drainage network, adding further occupancy to the building would be irresponsible and detrimental to public health.

3. Insufficient Public Consultation

It is my understanding that Newport City Council has only consulted the immediate adjoining properties regarding this application. Given the wider implications for parking, drainage, and general community well-being, it is unreasonable that only a select few households were informed. The impact of an expanded HMO extends well beyond the immediate vicinity, affecting a significant portion of the surrounding area. As such, a more extensive consultation should have been conducted to fully assess local concerns before any decision is made.

4. Increased Pressure on Local Amenities and Privacy Issues

Increasing the number of occupancies within the existing property will also contribute to further strain on local services, including waste collection, road access, and general infrastructure. Additionally, the conversion of the garage into additional living space could lead to privacy issues for neighboring properties, particularly if new windows or access points

overlook existing residential homes. This could result in a loss of privacy and negatively impact the quality of life for surrounding residents.

Conclusion

For the reasons outlined above, I strongly urge you to reject this planning application. The lack of parking provision, existing foul water overflow issues, inadequate public consultation, and the additional strain on local amenities make this proposal unsuitable for approval. I request that you conduct a more thorough assessment of the broader community impact of HMO's before making a final decision.

I appreciate your time in considering this objection and look forward to your response. Please confirm receipt of this objection and advise on the next steps in the planning review process.

If you are minded to approve this application then I wish to call in the application to be heard at planning committee.

Yours faithfully,

Pat Drewett

Councillor Pat Drewett

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