

From:

Sent: 30 October 2025 21:55

To: NCC - Planning <Planning@newport.gov.uk>

Subject: Ref:25/0841

As a resident of 14 Conway road, I am writing in response to the planning notice regarding the proposed change of use at **7 Conway Road**, from a single dwelling into a House in Multiple Occupation (HMO).

I have a number of reasons to be extremely concerned with the impact that this development would have in the area and community.

1: Overdevelopment / Change the character of the Area

The property in question was designed as a two (Small) bedroom family home, therefore converting it into a four bedroom represents overdevelopment , unsafe, a reduced space, living conditions and insufficient facilities.

The properties in the area are majority family homes and home owners. HMO's have a higher tenants turnover, therefore detrimental to the area.

2: Maintenance and Waste

Higher density of people equals to more household waste. If bins are not managed correctly, it will lead to overflowing rubbish on pavements, making the area look dirty and encouraging the increase of flies, mosquitoes and rats. We already see some of these issues happening now.

3: Parking and Road safety

The submitted parking survey does not reflect the true reality of parking conditions on these streets. Weekends, school run and evenings times are extremely busy.

Parking is already limited even for residents, the proposed HMO would only add to the pressure.

4: Noise and Disturbance

With the increase number of tenants, its guaranteed more noise especially during evening times and weekends. Like mentioned before we have a high number of families with young children and elderly who would be effected by this.

For these reasons, i politely request that the council refuse this application in order to preserve the safety of the neighborhood.

Please see attached some photos of the parking space.

Sincerely,

14 conway Rd, Newport

