

**From:** NCC - Planning <Planning@newport.gov.uk>  
**Sent:** 23 December 2024 10:27:13 UTC+00:00  
**To:** "Sanders, Francesca (Senior Planning Officer)"  
<Francesca.Sanders@newport.gov.uk>  
**Subject:** FW: Objection to Planning 24/1017

Hello Fran

The standard acknowledgement email has been sent

Thanks

Claire

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**From:** Bright, Paul (Elected Member) <Paul.Bright@newport.gov.uk>  
**Sent:** 23 December 2024 10:07  
**To:** NCC - Planning <Planning@newport.gov.uk>  
**Cc:** Hourahine, Phil (Elected Member) <Phil.Hourahine@newport.gov.uk>  
**Subject:** Objection to Planning 24/1017

**Objection to Planning 24/1017 | CHANGE OF USE FROM A 4 BEDROOM HOUSE TO A 5 BEDROOM HMO | 27 Morden Road Newport NP19 7ES**

Cllr Hourhaine and myself are writing to object to the above planning application, should planning permission be granted we request that the application "be called in" to allow us and a representative from the local community to raise our concerns directly with the Planning Committee.

Our main objections are

- The parking survey highlights that the surrounding streets are already heavily occupied during peak hours, with an average occupancy rate of 87-89%. Some streets, such as Annesley Road, are consistently at full capacity (100%).
- Morden Road already has five HMOs, creating a significant concentration of such properties in the area. The addition of another HMO would further strain local resources, including parking, waste management, and community facilities.
- The shift from family homes to multiple-occupancy properties alters the character of the neighbourhood. HMOs often have higher tenant turnover rates, which can disrupt the sense of community and stability that long-term residents contribute.
- Increased density from another HMO could lead to noise, waste, and traffic issues, further reducing the quality of life for existing residents.

Diolch

Cllrs Paul Bright and Phil Hourahine  
St Julians Ward

**Councillor Paul Bright**

St Julians Ward

Newport City Council

Civic Center

Newport

NP20 4UR