

From:

Sent: 23 June 2025 18:52

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

Subject: Objection to HMO

37 Liscombe Street
Newport
South Wales
NP19 0HQ

Phone

Email

Sunday 22 June 2025

Reference: 25/0412

Address: 35 Liscombe Street Newport NP19 0HQ

Proposal: Change of use from a 4 bedroom dwelling (C3 use) to a 4 bedroom house in multiple occupation (C4 use)

Dear Sir/Madam

I am writing to object to the planning application as above. I own and live at 37 Liscombe Street which is the house next door. I feel careful consideration needs to be taken into account in order to reject this application. My reasons are as follows:

Effect on residents.

Liscombe Street is a quiet residential area residing mainly families with young children and elderly home owners. I feel adding a HMO to the area would disrupt the respectful community ethos we have by adding nuisance, noise and crime.

Safety and wellbeing

We are aware that HMO's do not attract respectful and professional occupants. Often ex criminals, drug addicts and even sex offenders. I

have two young children. My partner often works away meaning I am often alone with the children at night. Our front doors are adjoining with no front gardens, our back gardens are very small with limited privacy. I will not be comfortable with my children playing in their own garden in full view of multiple occupants as this is the case with many other residents with small children. Around 8 back gardens are in view from the upstairs windows in total. This makes myself and others extremely uneasy

The street lighting is also a concern due to most being switched off during the night. The street is therefore in complete darkness for many hours which can attract crime.

Access to my property.

My official housing survey document states that our attic has an adjoining hole/doorway to the neighbouring property (HMO). This worries me especially during the days my house is vacant while at work and during the night while my children sleep. The close proximity of our front doors and garden access also troubles me. It will be extremely intimidating to myself as a young woman and to my small children having to walk out of our front door through constant random occupants or potential groups of males.

Disturbance.

The proposed introduction of a 4 bedroom HMO would increase levels of activity including noise and disturbance. We can hear everything through the walls of our property and the added level of noise would cause us distress as a young working family. The potential noise and anti-social behaviour is not something I want my family to be exposed to.

The HMO with another potential four added vehicles will increase the traffic flow to an already congested street. Resident cars often have to double park due to around 13 spaces already being lost because of built out curbs within the street. At peak times we also see an increased number of visitors due to St Patricks primary school and St Patricks church nearby.

Potential overcrowding in a small terraced house which can lead to environmental and health risks concerning occupants and the community. Due to the street having no front gardens and very small back yards, often recycling boxes and bins are kept out on the street. Having 4 random occupants living in a HMO without a family connection and

respect of each other's living habits can lead to improper waste disposal, unsanitary conditions and pest infestations. The kitchen and bathroom within the HMO are very small and are impractical for a house share.

I worry that the local infrastructure, such as water and sewage systems, are not equipped to handle the demands of additional residents in the area. There is already a frequent foul sewage/drain smell in the street, a number of sink holes in the area and being classed as a flood risk area. This will only increase. It is unsafe and impractical.

Impact on property values.

The prevalence of HMOs in residential areas often leads to a decline in property values, making it harder for families and long-term homeowners to invest in the area. As first time buyers we worked extremely hard to secure our mortgage and improve our house. Knowing that a HMO next door will de-value our home and all the hard work we've put into it for our children's future is heartbreaking.

The applicant has already nearly completed the relevant adjustments and building work needed to convert this house into a HMO. This concerns us given that the application has not even been given official planning permission as of yet.

On a personal level, I am making a heartfelt plea that the relevant people take these issues into consideration when looking at the planning permission.

As a young mother and direct neighbour to the property, I feel this will have a huge impact on the wellbeing of my family. As well as other young families and vulnerable residents in the area.

I work in a school, I engage with the community and local families within my working area and have experienced the effect many HMO dwellings have had on too many local people and the situations they can create. I have supported many families through work whose lives have been destroyed by paedophiles, ex criminals, asylum seekers and drug addicts who have mainly resided in multiple occupancy housing.

Please consider the effect this will have on the safety and wellbeing of our families and local community. This is not the appropriate area for a HMO.

Thank you for taking the time to read.

Kind Regards