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**Sent:** 03 June 2025 14:13

**To:** NCC - Planning <[Planning@newport.gov.uk](mailto:Planning@newport.gov.uk)>

**Subject:** Fw: Planning Consultation Request for case ref: 25/0412

Good afternoon

I am writing to formally object to the above planning application for the proposed conversion of 35 Liscombe Street, Newport, from a C3 residential dwelling to a C4 House in Multiple Occupation (HMO). I believe this proposal is unsuitable for the area for the following material planning reasons:

#### 1. Inadequate Provision for Waste and Recycling Storage

The property is a mid-terrace house with no front or side access and no garden or enclosed space for bin storage. Currently, bins are stored on the pavement, and the change of use to a four-bedroom HMO would require a significant increase in the number of refuse and recycling bins.

The lack of sufficient, contained waste storage will:

Obstruct the narrow public footpath,

Degrade the appearance of the street,

Exacerbate existing problems with litter and fly-tipping in the area. This constitutes a clear failure to meet local amenity and environmental health standards.

#### 2. Increased Parking Pressure and Highway Safety Concerns

The property does not include any off-street parking. Liscombe Street is a narrow residential road already under considerable parking pressure. A four-bedroom HMO could potentially house 4 or more unrelated individuals, many of whom may own vehicles.

The likely increase in demand for parking would:

Intensify competition for limited on-street spaces, Lead to unsafe or inconsiderate parking, Negatively impact highway safety for pedestrians and road users. This fails to comply with local parking standards and creates an unacceptable impact on highway infrastructure.

### 3. Unsuitability of the Building's Size and Layout

Without major internal reconfiguration, it is questionable whether this modest terraced property can meet minimum space and amenity standards for multiple adult tenants. Issues such as cramped living conditions, insufficient communal facilities, and poor sound insulation may result.

### 4. Cumulative Impact on Local Services and Infrastructure

Converting additional family homes into HMOs adds cumulative pressure on local services such as waste collection, GP surgeries, parking, and street maintenance — especially in densely populated areas like this.

### Conclusion

For the reasons set out above, I respectfully request that the Council refuse this application. The proposal is incompatible with the character and infrastructure of Liscombe Street and would result in significant harm to residential amenity and the local environment.

Thank you for considering this objection.

If officers are minded to grant the request, please call it planning committee for determination.

Kind regards

Cllr Sterry