

From: Bright, Paul (Elected Member) <Paul.Bright@newport.gov.uk>
Sent: 01 November 2024 08:54
To: NCC - Planning <Planning@newport.gov.uk>
Cc: Hourahine, Phil (Elected Member) <Phil.Hourahine@newport.gov.uk>
Subject: Objection to Planning Application for Change of Use to HMO at 176 Caerleon Road, Newport

Objection to Planning Application for Change of Use to HMO at 176 Caerleon Road, Newport

Cllr Hourhaine and myself are writing to object to the planning application submitted by Mr. Stratton for the change of use of the property at 176 Caerleon Road, Newport from a three-bedroom dwelling (C3 use) to a five-bedroom house in multiple occupation (C4 use).

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 objections are based on the following grounds:

1. Impact on Local Character and Amenity:

- **The proposed change of use to an HMO will significantly alter the character of the residential area. The increase in occupancy from a single-family dwelling to a five-bedroom HMO is likely to result in increased noise, disturbance, and a reduction in the overall amenity for neighboring properties.**
- **Policy GP2 of the Newport Local Development Plan (LDP) emphasizes the need to protect the general amenity of the area. The proposed development does not align with this policy as it would introduce a higher density of occupation, leading to potential issues such as noise and anti-social behavior.**

2. Overconcentration of HMOs:

- **The Council’s Supplementary Planning Guidance (SPG) for Houses in Multiple Occupation stipulates that the proportion of**

HMOs within a 50m radius should not exceed 10%. While the application claims compliance with this threshold, the cumulative impact of additional HMOs in the area could lead to an imbalance in the housing stock and negatively affect the community's character.

- **Policy H8 of the LDP states that proposals should not create an overconcentration of HMOs that would change the neighborhood's character. The approval of this application could set a precedent for further HMO developments, exacerbating the issue.**

3. Parking and Traffic Concerns:

- **The application acknowledges a shortfall in parking provision, with no off-street parking available for the proposed HMO. This is likely to exacerbate existing on-street parking pressures, leading to congestion and potential safety hazards for pedestrians and other road users.**
- **Despite the property's proximity to public transport and local amenities, the lack of dedicated parking spaces does not adequately address the potential increase in vehicle ownership and usage by future occupants. This contravenes Policy GP4 of the LDP, which requires developments to provide appropriate parking and servicing arrangements.**

4. Impact on Community Cohesion:

- **The introduction of an HMO in a predominantly single-family residential area could undermine community cohesion. The transient nature of HMO occupants often leads to a lack of long-term investment in the community, which can negatively impact neighborhood stability and social ties.**
- **The Well-being of Future Generations (Wales) Act 2015 emphasizes the importance of creating cohesive communities. The proposed development does not support this objective and could instead contribute to social fragmentation.**

5. Insufficient Justification for Sustainable Development:

- **While the application highlights the property's sustainable location, it fails to provide sufficient justification for how the proposed HMO will contribute positively to sustainable development goals. The potential negative impacts on local amenity, parking, and community cohesion outweigh the purported benefits.**

- **The Planning Policy Wales (PPW) and the Wales Spatial Plan advocate for developments that promote a balance between housing, community facilities, and employment opportunities. The proposed HMO does not align with these principles, as it primarily focuses on increasing housing density without adequately addressing the associated impacts.**

In conclusion, the proposed change of use to an HMO at 176 Caerleon Road does not comply with several key policies of the Newport Local Development Plan and national planning policy. The potential negative impacts on local character, amenity, parking, and community cohesion provide strong grounds for refusing this planning application.

Yours sincerely,

Cllr Phil Hourahine

Cllr Paul Bright

Councillor Paul Bright

St Julians Ward

Newport City Council

Civic Center

Newport

NP20 4UR