

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 16/06/2025 9:37 PM

Application Summary

Address:	26 St Edward Street Newport NP20 4GG
Proposal:	CHANGE OF USE FROM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)
Case Officer:	Marnie Ostler

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	43 st edwards street Newport

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to formally object to the planning application submitted for the conversion of the property at 26. ST. Edward's Street Into a House in Multiple Occupation (HMO).

I have several concerns about the impact this HMO would have on the local community and environment. My objections are as follows:

1. Parking and Traffic Congestion
The proposed HMO is likely to increase the number of vehicles in an already congested area. Many HMOs house multiple adults, each with their own car. This will exacerbate parking problems and create additional traffic and safety concerns for residents, especially children and elderly individuals.
2. Noise and Anti-social Behaviour
Experience has shown that HMOs can lead to increased noise and instances of anti-social behaviour due to the transient nature of tenants. This could have a detrimental effect on the peaceful character of our neighbourhood and the wellbeing of long-term residents.
3. Overdevelopment and Loss of Community Character
The conversion of single-family homes into HMOs can lead to a gradual erosion of the area's character, shifting it from a balanced residential community to one dominated by short-term occupants. This undermines community cohesion and stability.
4. Waste Management
With increased occupancy, there will be more pressure on waste disposal services. Overflowing bins and improper waste management can become a serious issue, affecting

hygiene and the visual appearance of the area.

5. 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.

I respectfully request that the planning committee carefully consider the above points and reject this application in the interest of preserving the quality of life for existing residents.

Thank you for your time and attention.

Kind regards