

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/07/2025 8:21 PM

Application Summary

Address:	Bridge Buildings 1A Godfrey Road Newport South Wales NP20 4NX
Proposal:	CHANGE OF USE TO PROVIDE 12 NO. UNITS OF TEMPORARY RESIDENTIAL ACCOMMODATION TOGETHER WITH COMMUNAL FACILITIES
Case Officer:	Marnie Ostler

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	1 Godfrey Rd Newport

Comments Details

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

Reasons for comment:

Comments: I own the 3 flats within 1 Godfrey Rd, Newport.

The emergency access and fire escape routes for 2 of my flats are accessed through an archway, over a (currently) gated driveway, that 1A uses to access Godfrey Rd. The building directly above the archway is also part of my property. Access to the rear doorway of my ground floor flat is through this area and used as the route to take wheelie bins and recycling onto Godfrey Rd for collection.

The property at 1A has never been used for residential purposes, the current and previous business owners have kept the gated archway locked outside of business hours for many years, by mutual agreement. Keys are provided to my tenants as their method of maintaining personal security to their flats and as access in emergencies. This method has worked incredibly well to rectify a huge problem we experienced there previously.

When the area was not gated, it was frequented by vagrants, drunks and drug users on a nightly basis and the area to the rear of my property and in the courtyard directly outside 1A, used as a toilet. Drug paraphernalia was constantly found littering the ground. We also suffered repeated property damage, including smashed windows and lead flashing being stolen from the flat roof extension.

If permission is granted for temporary accommodation for 12 people, the very nature of such a

setup would make it impractical to maintain a secure, gated access. With so many individuals coming and going regularly and with a high turnover of short-term tenants it would be impossible to manage gate security effectively or change locks frequently enough to ensure safety. This would undermine the security of both premises, and the issues we have worked hard to eliminate in the past are likely to resurface.

I have *REDCATED* tenants, who have already expressed concern for their safety living in my flats without this access route being gated and have said they will need to look for alternative accommodation, if planning is granted. I too have serious concerns for their safety without the gated security measure in place.

The foot traffic past the bedroom and bathroom windows of my ground floor flat will increase significantly, both during the day and night. These are sensitive areas, and such a high volume of pedestrian movement is inappropriate and intrusive. Additionally, vehicles accessing the new accommodation at 1A via the pavement on Godfrey Road would be coming and going at all hours not just during standard business times. These cars would pass directly alongside the ground floor flat bedroom window, creating ongoing noise and light disturbances.

Waste collection presents another serious concern. The only available space for an additional 12 bins would be directly outside my front door on collection days, or in the roadway where the designated disabled parking space is located. There is simply no suitable pavement space for this. The situation is already chaotic, with rubbish frequently dumped by residents of the many nearby flats. At present, the business owner at 1A uses a private waste collection service.

Parking on Godfrey Rd for permit holders is already ridiculously busy and difficult, 12 more tenants with permits will make it impossible.

Finally, this property is my livelihood. If my tenants choose to leave, as they have indicated they will, should the proposal go ahead, it will place me under significant financial strain.

Kind regards