

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/05/2025 2:17 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:	38 St Edward Street Newport

## Comments Details

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

Reasons for comment:

Comments: While the council's parking survey concludes that there is adequate street parking, this assessment appears to have been conducted at a time when multiple houses on the street were unoccupied. This creates a misleading impression of parking availability. Once all homes are occupied, (especially with the proposed HMO introducing several additional adult residents) the pressure on parking will be significantly higher. This makes the lack of dedicated off-street parking in the application unacceptable and incompatible with the long-term needs of the street.

With the government's emphasis on sustainable transport and the impending 2035 ban on new petrol/diesel cars, developments must now consider future EV use, residents ideally need to park as close to their home as possible currently as there is no infrastructure to recharge within the street. With a HMO allowing for 6 vehicles, this makes the parking challenge significantly more difficult for existing residents.

HMOs generate more waste than single-family homes. The application lacks details on how waste will be stored and managed. Without adequate bin provision and collection planning, this could lead to unsightly overspill, littering, and vermin issues, particularly concerning given the property's position directly across from family homes.

There is a visible increase in the number of HMOs in this part of the neighbourhood. The

cumulative impact is beginning to change the character of the area from stable, long-term households to high-turnover, multi-let properties. This undermines community cohesion and contributes to increased pressure on local services, safety concerns, and environmental degradation. Banerwell and the city centre is feeling more and more unsafe with anti-social behaviour/fly tipping etc.

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Kind regards