

## **Aldous, Catherine (Senior Planning Officer)**

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**From:** Al-Nuaimi, Miqdad (Elected Member)  
**Sent:** 08 September 2025 16:48  
**To:** Aldous, Catherine (Senior Planning Officer)  
**Cc:** NCC - Planning  
**Subject:** Application 25/0648 !9 St Mary's St conversion tp a 6 bedroom into a house for multiple occupation

Hi Catherine,

I examined the papers available for the above proposed Planning Application and these are my comments

1. Is there a missing drawing from the available documents showing the existing layouts of the Ground Floor, First Floor and Second floor. I could not see where the existing 1 3-bedroomed flat and the 1 4-bedroomed flat are.
2. I looked at the proposed 6-bedroomed proposed House in multiple occupation. I am concerned about at least of the size of one bedroom , Bedroom 3 area 9.4 square meters. This is truly small and in the absence of a communal room facility in the proposal to be shared by 6 tenants, this is not acceptable. The sizes of the kitchens indicate this is an overdevelopment of the mid-terraced house
3. There is no adequate parking for 6 people sharing the House. St Mary's St has a controlled Residents only Parking. And the other parking available is a limited waiting parking. Therefore the proposal does not provide adequate parking for a 6-bedroomed HMO.
4. Although there is an outbuilding indicated to be used for cycle storage and recycling/waste bins, it is not clear how these can be taken to and from the outbuilding to the street and vice versa. The likelihood is that the waste and recycling bins will be left on the footpath with their associated adverse problems
5. The so called amenity area 50m square is basically a backyard and that cannot serve as a true amenity area.

For all those reasons I think the proposal represents an overdevelopment and being an HMO, it is likely to undermine community cohesiveness in the local Baneswell community..I would like to object to it

Kind regards

Councillor Miqdad Al-Nuaimi  
Member for Stow Hill Ward  
Newport City Council