

From: Admin Admin <suppadm101@gmail.com>

Sent: 29 October 2025 16:19

To: NCC - Planning <Planning@newport.gov.uk>

Subject: Neighbour Objection to Planning Application 25/0841 – 7 Conway Road, Newport

I am writing as a resident of 22 Conway Road to object to the proposed conversion of 7 Conway Road into a House in Multiple Occupation (HMO). I have serious concerns about the impact this development would have on our area and wider community.

1. Parking Pressure and Road Safety

- Parking on Conway Road is already extremely limited. The proposed HMO would increase demand from three to five vehicles, yet there is no off-street parking.
- The submitted parking survey was carried out late at night and doesn't reflect real-world conditions — especially during school drop-off times, evenings, or weekends.
- The road serves Eveswell Primary School, the Working Men's Club, and Newport Fire Station. More vehicles will worsen congestion and could block emergency access routes.

2. Impact on Community and Neighbourhood Character

- Our area is home to long-standing residents and families. Turning another property into an HMO risks undermining the stability and character of the neighbourhood.
- HMOs often bring increased noise, waste, and short-term occupancy, which can disrupt the peaceful environment we value.
- There are already several HMOs nearby. Adding more will tip the balance and make the area feel overcrowded and less suitable for families.

3. Poor Quality and Incomplete Plans

- The submitted drawings are vague and missing key details like room sizes, fire safety measures, and proper bin storage.
- There's no information about how the property will be made safe for multiple occupants, especially given its age and terraced layout.
- No consultation has taken place with neighbours, and the planning notice was issued during school holidays when many families were away.

4. Environmental and Infrastructure Concerns

- The property is located near a railway line that acts as a green corridor for local wildlife. No ecological assessment has been provided.
- The road surface is already showing signs of wear. More vehicles will worsen this, and no plan has been submitted to address it.
- There's no mention of how waste will be managed, how noise will be controlled, or how the property will support walking or cycling.

5. Wider Pattern of HMO Conversions

- This application appears to be part of a wider pattern of HMO proposals in the area by the same planning consultants. It feels like our area is being targeted without proper consideration of the cumulative impact.
- If approved, this could set a precedent for more conversions, further straining local services and changing the character of our neighbourhood.

Conclusion

As a resident of Conway Road, I strongly believe this proposal is unsuitable for our area. It will worsen parking, disrupt community life, and add pressure to local infrastructure. I urge the Planning Authority to refuse this application and protect the integrity of our neighbourhood.

Sincerely,
22 Conway Road, Newport