

Dear Ms Quinn

I am writing to formally object to the planning application for the proposed conversion of 46 Corporation Road Newport NP19 0AW into an 8 Bedroom HMO.

My objections are based on the following concerns:

1. Overconcentration of HMOs

Corporation Road already contains a high number of HMOs. The property immediately next door to No 46, as well as the property directly opposite on the corner are already large HMOs. Adding another 8 Bedroom HMO would clearly constitute overconcentration and further undermine the balance of housing. There are also unregistered HMOs which have been reported. The introduction of a further larger HMO will exacerbate the existing imbalance of the housing types and undermine the character of the area, which should remain balanced and a sustainable community.

2. Parking and Traffic Issues

The proposed HMO is likely to generate significant additional parking demands, Corporation Road already suffers from a shortage of resident parking spaces, worsened by the presence of 3 Car Workshops 1 at the side of 46 Corporation Road, 1 four doors down next to 56 Corporation Road and 1 on Bedford Road, these workshops already take up valuable on street parking and create congestion. An 8 Bedroom HMO could add multiple vehicles to an already overcrowded situation.

3. Waste Management Concerns

Large HMOs create considerable household waste. With existing HMOs already struggling to manage refuse, this proposal risks further fly-tipping, overflowing bins, and general waste mismanagement, negatively impacting both hygiene and the street environment.

4. Noise Disturbance and Anti-Social Behaviour

A High density 8 Bedroom HMO is likely to increase noise levels and disturbances for existing residents. Similar properties nearby have already contributed to complaints regarding late-night activity and Anti-social behaviour. Increasing the number of HMOs will only worsen these problems.

5. Impact on Community Cohesion and wellbeing

An excessive number of HMOs reduces the availability of family housing and erodes the sense of long-term community. Residents feel stressed and concerned about the ongoing shift in housing balance, with transient populations making it difficult to maintain a stable, cohesive neighbourhood.

In light of these issues, I strongly urge the Planning Department to refuse this application. The proposed HMO would not safeguard the amenities of current residents.

Should you be minded granting this application I would like it to come before the Planning Committee, where I and residents would like to attend to put our objections forward.

Kind regards

Farzina Hussain