

## **Brinkworth, Emma (Planning Officer)**

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**From:** Al-Nuaimi, Miqdad (Elected Member)  
**Sent:** 24 November 2025 15:36  
**To:** Brinkworth, Emma (Planning Officer)  
**Cc:** NCC - Planning  
**Subject:** CHANGE OF USE FROM A HOUSE IN MULTIPLE..... 8 Clyffard Crescent. 25/0872

Hi Emma

I am writing in connection to the consultation on application number 25/0872.

I am objecting to the granting of planning approval based on the following:

1. Inadequate parking in an area controlled by Residents only parking bays. The 7 persons would potentially want to be given permits to park in the Residents only bays in Clyffard Crescent . that's a big impact on the road space. Parking surveys provided by the applicant would be biased towards claiming better prospects. In this case the Highways officers comments inform of the method used not conforming with the Lambeth survey
2. The details about both the cycle store and waste /recycling receptors are neither clear nor adequate
3. Deleting a communal room like the lounge in favour of an extra bedroom is not supported and it represents an attempt to increase rental revenue at the expense of some basis social amenity for the would be residents. The bedrooms are not exactly spacious, which make communal spaces more than necessary.
4. The comment on the bedroom accessibility the lower ground floor is highly relevant. The absence of a direct escape in the case of fire should resist its approval
5. Clyffard Crescent is a family-oriented street and while the property is already used as an HMO, care should be taken not to worsen the conditions for would be residents, arising from overcrowding. This application results in overcrowding.

Kind regards

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