

From: *****

Sent: 11 February 2026 08:14

To: PEDW.Casework@gov.wales

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

Subject: Objection to Planning Application CAS-04768-F7Q0D3 – Proposed Conversion from 4 Bedroom to 8 Bedroom Property

REF: Objection to Planning Application CAS-04768-F7Q0D3

Address: 46 Corporation Road, Newport, NP19 0AW

Dear Ms. Quinn,

I am writing to formally object to the planning application proposing the conversion of an existing 4-bedroom dwelling into an 8-bedroom high-occupancy property.

1. Overdevelopment and Conflict with the Newport Local Development Plan (LDP)

The scale and intensity of the proposed development represents overdevelopment and conflicts with the aims of the Newport Local Development Plan (2011–2026). Previous Newport planning decisions have confirmed that large HMO proposals and high-intensity conversions can result in significant adverse impacts on local character, residential amenity, and social cohesion.

2. Exceeding Acceptable HMO Concentration Levels

Newport City Council's approach to HMO saturation includes thresholds such as the 10% limit within a 50-metre radius. Earlier decisions have refused applications where thresholds were exceeded due to the harmful cumulative impact on neighbourhoods. This property is within other existing HMOs, an increase to eight bedrooms would likely breach acceptable concentration levels and undermine community balance.

3. Conflict with Housing in Multiple Occupation (HMO) Supplementary Planning Guidance (SPG)

The HMO SPG provides clear guidance on managing HMO distribution and preventing harmful concentrations. This proposal represents an unsustainable

intensification that would lead to increased activity, noise, and loss of residential amenity, contrary to the aims of the SPG.

4. Parking and Highway Safety

The Newport Parking Standards SPG requires adequate off-street parking for developments of increased occupancy. An eight-bedroom property is likely to significantly increase vehicle numbers. Without appropriate parking provision, this will intensify on-street parking pressures, create more congestion, and pose highway safety risks for residents, as you know there are not enough current parking spaces.

5. Residential Amenity Impacts

High-occupancy properties of this scale have previously been deemed to cause “unacceptable and unneighbourly impact” due to increased noise, activity, and loss of privacy. The scale of the proposed conversion and likely increase in tenant turnover would have a negative effect on the amenity of neighbouring homes.

6. Non-Compliance with Planning Policy Wales (PPW) and Future Wales

National guidance requires development to contribute positively to placemaking, residential amenity, and sustainable communities. This application fails to meet those principles due to over-intensification and its likely adverse impact on the existing residential environment.

Conclusion

For these reasons, I respectfully request that the Council refuse this application. The proposal constitutes overdevelopment, exceeds acceptable HMO density thresholds, creates parking and safety issues, and undermines the character and amenity of the local area.

Thank you for considering my objection.

Kind Regards,
