

From:

Sent: 21 November 2024 10:38

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

Subject: Planning application RE 24/0840

FAO Planning Officer

Please give consideration to the following when assessing the application ref 24/086.

24/0840 | CHANGE OF USE FROM A 3 BEDROOM DWELLING (C3 USE) TO A 5 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE),

As owners of the adjacent property 174 Caerleon Road, we would comment as follows.

We have previously operated 174 Caerleon as an HMO prior to mandatory registration and experienced the following issues.

1. Complaints from neighbours at 176 Caerleon Road due to lower sound isolation properties of the party wall construction.
2. Issues with parking where tenants have had vehicles.

Item 1. From the plans it is noted that existing 1st floor bedrooms are proposed to become combined living and bedroom space. We have experienced the noise issue between the properties and would request that the noise reduction of the walls are improved as a condition of the planning where new living space is creating adjacent to neighbouring property bedrooms. We would request that discharge of such a condition would require a sound test to ensure compliant insulation has been achieved.

Item2. Whilst it is possible to park on Caerleon road it is common practice to park on the pedestrian walkway causing an obstruction. If the parking on Caerleon Road is to be considered viable in the assessment then would you confirm that no further restrictions of parking for residents will be applied in the area and that the practice of parking on the pedestrian walkway will continue to be permitted.

Regards

174 Caerleon Road

Newport

NP19 7GQ