

Address



4th January 2025

Re. Application Ref 24/1017

Dear Sir,

We wish to formally register our objection to the proposal that 27 Morden Road be converted into an HMO dwelling and we set out our reasons below.

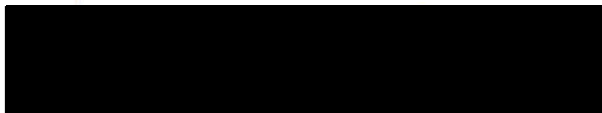
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[Redacted signature]

We already have multiple HMO Properties in Morden Road, leading to an increase in anti-social behaviour, from the people housed there. We totally oppose the plan for No. 24. Would any one from the council like to live next door to me?

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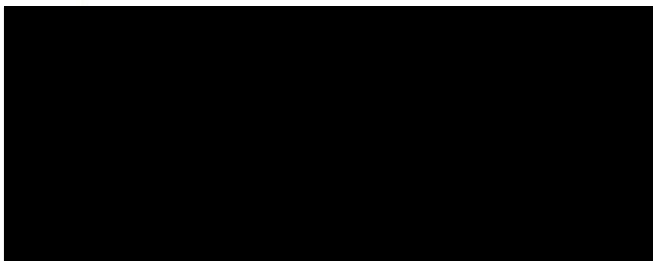
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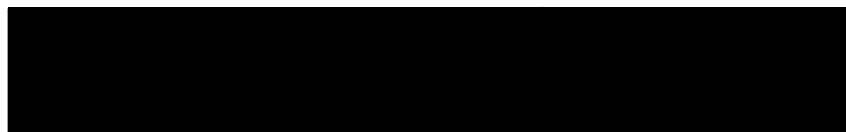
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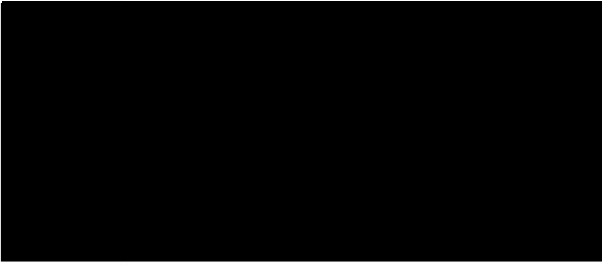
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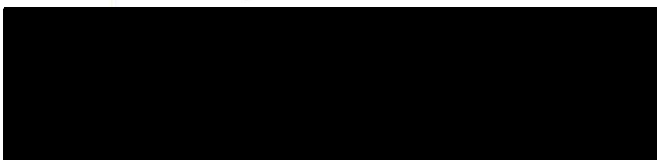
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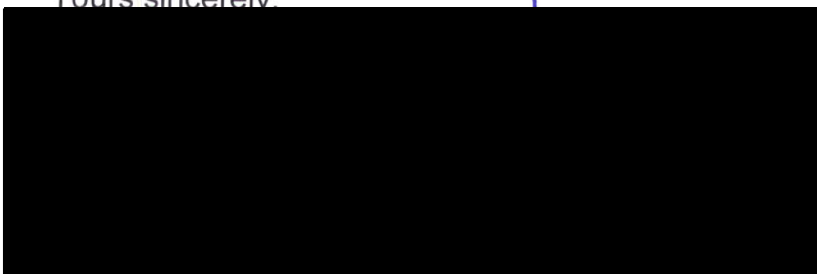
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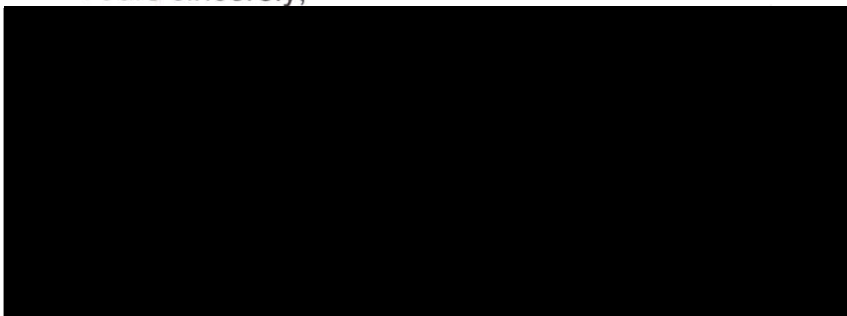
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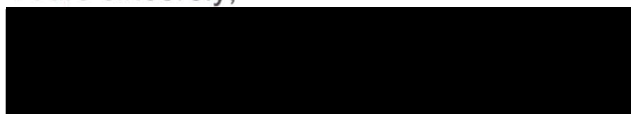
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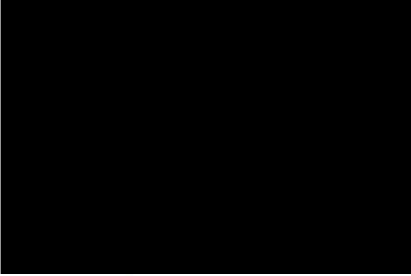
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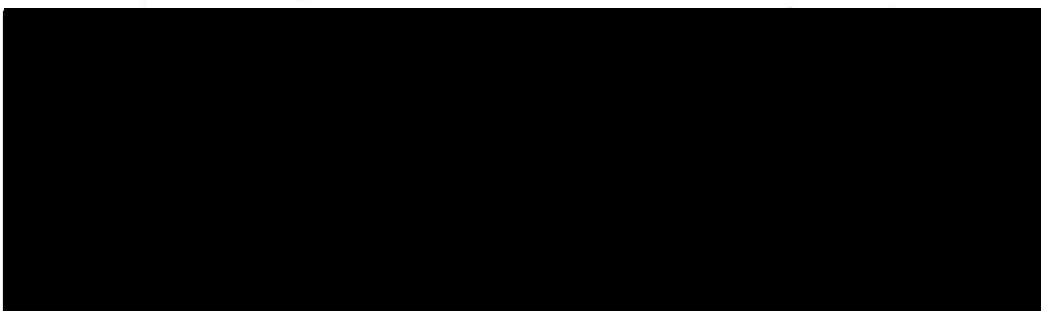
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- There have been longstanding fly tipping issues in the Morden Road and Ronald Road locality and we believe that this will increase if the population density increases (refuse collection dates have also been extended).
- The granting of another HMO licence will, in our opinion, place further strain on local amenities and resources as well as the City Council's ability to maintain the neighbourhood.
- HMO's are traditionally located in older housing stock (i.e Morden Road and Caerleon Road) and are often poorly maintained, in disrepair, overcrowded, and with insufficient amenities – and we would ask you to come and view 55 Morden Road as a prime example of these issues.

We are aware that we have the support of several local councillors, namely Phil Hourahine, Carmel Townsend, and Paul Bright who all oppose the application for similar reasons, and we trust that the City Council will consider the wider needs of the local community when considering this application.

We look forward to your response.

Yours sincerely,

Address



4th January 2025

Re. Application Ref 24/1017

Dear Sir,

We wish to formally register our objection to the proposal that 27 Morden Road be converted into an HMO dwelling and we set out our reasons below.

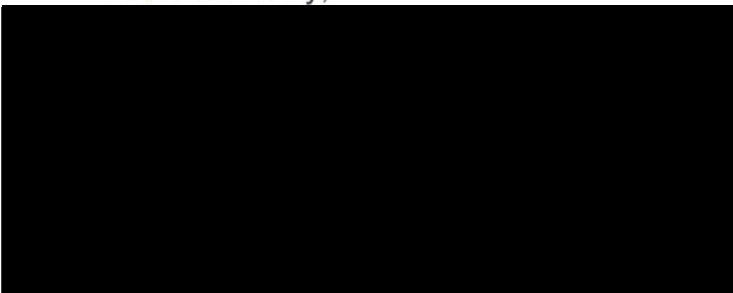
- Both Morden Road and Caerleon Road have a significant number of HMO's already – there are to our knowledge at least 5 HMO's in Morden Road prior to this application.
- Morden Road also has a significant number of flats opposite 27 Morden Road and the granting of another HMO licence will extrapolate the issues detailed below.
- The area around Morden Road and Ronald Road is already a densely populated area and it appears that the St Julian's neighbourhood has a more than proportionate number of HMO dwellings, leading to an imbalanced and unsustainable community.
- Potential further growth in the private rented sector in this locality is at the expense of owner-occupation, as the demand for accommodation suitable for HMO use will drive up property prices. This will only serve to perpetuate the housing shortage.
- The increase in HMO residencies will increase the transient population, and as they have no long term stake in the locality this reduces community cohesion and social interaction.
- The impact on the character of the neighbourhood is, in our opinion, unacceptable, and there should be an increased emphasis and focus from the City Council on neighbourhood spirit and traditional family based values.

- There is the potential for increased disturbance impacting on our quality of life and right to privacy, with an associated rise in anti-social behaviour, noise, nuisance, and crime levels.
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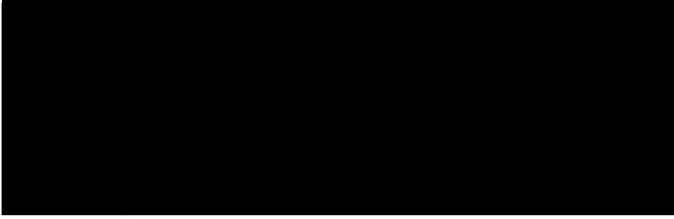
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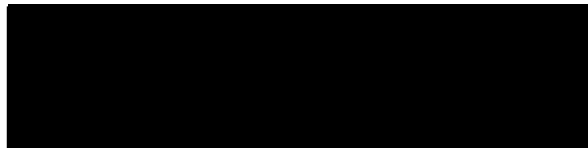
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We look forward to your response.

Yours sincerely,



Resident of 12 Morden Road since 1965!!
Please stop this proposal. Stop these people selling them
and converting them into one room accommodation!!!

Address

4th January 2025

Re. Application Ref 24/1017

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Dear Neighbour,

We are seeking to oppose the application for 27 Morden Road to be granted an HMO licence as we feel it will have an adverse impact on the neighbourhood.

We hope you agree that the proliferation of these properties in our locality is having a detrimental effect on our community.

Our local councillors, Phil Hourahine, Carmel Townsend, and Paul Bright are all also opposed to the application, and we are assured of their support.

We have enclosed a letter which we intend to submit to the City Council and would request that you consider signing the same and provide your name and address on the space provided. Please feel free to add any other issues that you can identify.

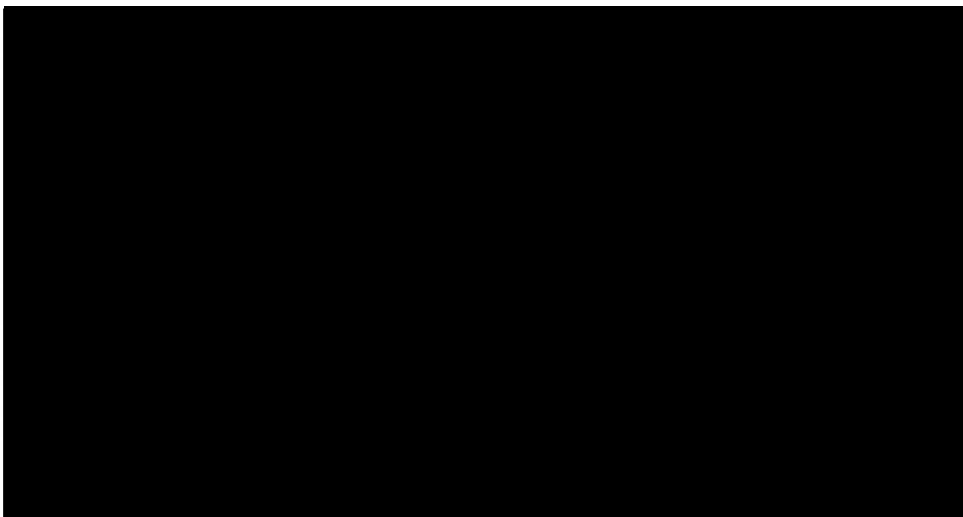
We are prepared to coordinate our response, and if you wish, you are able to **return your letter to us at 26 Morden Road by 8th January 2025** and we will hand deliver these to the City Planning Officer.

Failing this please send the letter back to Newport City Council, Planning Department **to be received no later than 10th January 2025**.

Many thanks for your support.

Kind Regards,

Keith and Shani



REF 24/1017



Senior Planning Officer
Newport City Council

RECEIVED 08 JAN 2025