

From: Adan, Saeed (Elected Member) <Saeed.Adan@newport.gov.uk>
Sent: 22 January 2025 09:02:09 UTC+00:00
To: "Ostler, Marnie (Planning Officer)" <Marnie.Ostler@Newport.gov.uk>
Cc: "NCC - Planning" <Planning@newport.gov.uk>
Subject: CHANGE OF USE HMO 24/1047 OBJECTION

Dear Marnie,

On behalf of my residents, who have raised valid concerns, I would like to formally object to this proposal.

Reasons:

1. The evidence highlights inadequate parking spaces and unsuitable cycle parking provision for the proposed change of use application, as supported by the highways consultee response. There is no evidence provided of a parking survey that adequately demonstrates peak-hour on-street and off-street parking availability and usage in the area. The street is already subject to significant parking pressures and it would exacerbate these issues, leading to increased parking stress and further strain on existing residents. Furthermore, there are four objections from neighbours, three of which explicitly raise concerns about parking problems. This is a material consideration and multiple objections from neighbours focusing on the issue demonstrates a significant local concern that the development could harm residential amenity.

2. There are no detailed plans of windows and doors at an appropriate scale. The proposal would have a detrimental impact on the character of the area, resulting in a discordant appearance that is inconsistent with the established character and appearance of other properties along the street.

3. The applicant has not provided a fire risk assessment to demonstrate adequate fire protection measures and separation, which are essential for ensuring the safety of occupants in an HMO.

4. There appears to be insufficient arrangements for storing or managing waste which would result in bins being left on the street for extended periods, creating visual clutter, impacting the character of the area and would cause obstruction and highway safety concerns.

Please note: Should you be inclined to approve, I kindly request you forward this proposal to the planning committee for consideration.

Kind regards,
Saeed

***Cllr Adan
Pillgwenlly Ward***