

From: Hussain, Farzina (Elected Member) <Farzina.Hussain@newport.gov.uk>
Sent: 16 July 2025 08:41
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Subject: 48 Rugby Road Newport 25/0075

Good Morning Ms Quinn

I am writing as Ward Councillor for Victoria Ward to formally object to the HMO application for 48 Rugby road, Newport.

The house is currently a four-bedroom property, but the owner is seeking to increase into five/six-bedroom HMO, I have serious concerns about the suitability of this location for further HMO development, based on a combination of planning policy breaches and the day-to-day amenity impact on local residents.

There is already inadequate parking provision for a four-bedroom house, a HMO with six residents would need a minimum of six off-street parking spaces, plus one for visitors, in line with planning guidance no such provision is available at this location.

There are no provisions for secure cycle storage on the plans, along with no designated refuse and recycling storage area proposed.

HMO's generate higher volumes of waste than typical family dwellings, and without proper provision this raises concerns over street scene impacts, obstruction of the public footpath and environmental health risks.

I have also been made aware that building control has an active enforcement file on the property, a site visit identified a unauthorised rear extension which was found to be non-compliant with building regulations, a Section 36 letter has been served to the owner.

As ward councilor, I receive frequent complaints about parking pressures in this area, regular concerns raised by residents that workers from Corporation Road bus depot and local businesses and shops park in surrounding streets, the proposed HMO would only exacerbate this pressure.

Given the parking impact, lack of essential infrastructure and ongoing enforcement action, I do not believe this application meets the requirements of the Newport Local Development Plan or policy on HMO's. The proposal would cause unacceptable harm to residential amenities and place additional strain on an already overburdened area.

I respectfully request that this application is refused, should you be minded to approve the application I would therefore like it to come before the Planning Committee.

Best regards

Farzina Hussain

Victoria Ward Member

Civic Centre, Newport, South Wales NP20 4UR