



LRJ PLANNING

Late Representation - 7 Conway Road Newport NP19 8PA (Planning reference: 25/0841)

We write as the agent for the applicant regarding the upcoming committee meeting.

We were only notified at short notice, and due to existing work commitments, we are unfortunately unable to attend in person. We apologise for any inconvenience this may cause.

The applicant has engaged proactively with the Council throughout the planning process, including seeking paid pre-application advice, to ensure that the proposal complies with the policies of the Local Development Plan, as well as national planning policy.

All rooms have been measured on site with the planning officer and fully comply with the relevant standards, and it should be noted that no bedrooms will be provided on the ground floor. The applicant fully supports the professional recommendation for approval, which provides a comprehensive coverage of all the issues.

We also wish to confirm that the proposed 4 bedroom House in Multiple Occupation (HMO) will be fully licensed, and the applicant remains committed to ensuring it is managed responsibly and to a high standard.

Lloyd Jones

LRJ Planning

2 December 2025