

# Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 03/01/2025 8:32 PM

## Application Summary

Address:	39 Dolphin Street Newport NP20 2AT
Proposal:	CHANGE OF USE FROM SINGLE DWELLING TO 6NO. BED HMO
Case Officer:	Marnie Ostler

[Click for further information](#)

## Customer Details

Name:	
Email:	
Address:	44 Dolphin Street Pill Newport

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I Strongly object to this application for several reasons.

To start the local authority have not enforced the conservation planning conditions for no 39. the front door and some of the windows. Not confident you have the ability to monitor, check and enforce a HMO property here.

39 Dolphin street is already poorly maintained and breached the conservation area. The front door and windows were replaced without planning permission. To the front there is no capacity for the general and recycling bins for one single family. Bins, bags and boxes already block the right of way of the pavement. Black bags left outside are not taken away, this encourages rats.

(there is also an incredibly large tree in the back garden, which has not been maintained and if it or parts of it fall off could cause considerable damage to property and potential loss of life)

6 individual persons or more could have 6 individual cars and there is not the capacity on the street to currently park. 6 different bins on the front pavement'

I object on the following reasons,

1. The type of tenants that may reside here (students, single professionals, single males) . Altering the fabric of a fragile family area, especially for longer term residents,.
2. Garbage and recycling, extra bins and excess rubbish increasing pressure on public pavement and increasing risk to health from unsanitary conditions and rodents.

3. No space for car parking at present and pressure on local infrastructure.
  4. Too many rooms with lack of capacity. No rear access from property. Added risk of fire in a terraced house.
  5. Dolphin street is already diverse enough and I don't want the fabric of the area to change from a cohesive family area to one of single occupancy and an increase in antisocial behaviours.
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Kind regards