

From: Adan, Saeed (Elected Member) <Saeed.Adan@newport.gov.uk>
Sent: 30 July 2026 18:15
To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>
Cc: NCC - Planning <Planning@newport.gov.uk>
Subject: Objection: 26/0515

Hi Marnie,

HMO Objection

3 Clytha Crescent Newport NP20 2EY

26/0515

Acting in my capacity as Ward Councillor for Pillgwenlly

1. The proposal constitutes a highly vulnerable development located within a high-risk flood zone. There is insufficient evidence contained within the submitted Flood Consequences Assessment (FCA) demonstrating that the necessary acceptable criteria for safety and flood management is met. The development poses an unacceptable risk to the safety of future occupants.
2. The proposed conversion exceeds the maximum 15 percent HMO density threshold within the local area, directly conflicting with the Council's Supplementary Planning Guidance (SPG). Applying the set threshold remains entirely appropriate and necessary to effectively manage HMO developments, particularly in areas with a high concentration of HMOs, i.e. Pill. Any deviation from the 15% rule would set a damaging planning precedent that effectively compromises the council's power to apply HMO limits against future applications and would cause harm to communities.
3. The proposed structural provisions for sustainable transport are inadequate. Specifically, the lack of appropriate designated racks for cycle storage. Failing to meet the required standard for sustainable, high-density residential use.
4. There is no evidence of approved planning permission for roof lights fitted. The proposal has not demonstrated roof lights that are few, discreet and unobtrusive. Therefore, the physical alterations fail to preserve or enhance the historic setting.

The development would cause harm and a material detriment to the character and appearance of the Clytha Conservation Area, in contrary to both the Historic Environment (Wales) Act 2023 and the Newport Local Development Plan (LDP).

5. The proposal fails to provide adequate or practical waste storage. An inadequate layout for bin provision is unacceptable and would impact the amenity of both future occupiers and neighbours.

If minded to approve, please refer this application to the planning committee for full consideration and determination.

Kind regards,

Saeed

Cllr Adan

Pillgwenlly Ward