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Sent: 10 August 2026 14:07:26 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: Planning Application 35 Dewsland Park Road 26/0569

Dear Officers,

I wish to register my objections to the application for another HMO in a Stow Hill Street with a strongly residential and family orientated demographic.

Of course it is recognised that there will continue to be a need for lower cost, shorter term accommodation in communities which don't require long-term commitments to renting but it is felt that current policy does not make allowances for the individual circumstances and pressures upon distinct communities and their residents. With Stow Hill being the subject of an huge increase in applications this clearly leads to a high concentration of tenants and it will mean they may have less regard for maintaining decent standards and neighbourly behaviour. It is recognised that questions cannot be made about the tenants likely to be offered accommodation but sadly, there is a lack of accountability to legislative bodies to enforce the adequate management of tenant behaviour in HMOs by landlords and agents. Once the planning processes are concluded other expensive council, and other services, literally have to clear up the mess and prosecutions etc. Although it should be recognised that some HMOs are well managed, where few complaints arise, the situation here in Stow Hill is out of hand. This is at a time when we have seen enhanced publicity given to criminality in the city centre and citizens are blaming tenants for unruly behaviour.

These larger houses have clearly been occupied as family homes for many years. A high proportion have been very well maintained and most share the original early 20th Century design and architecture of the area. When these properties are converted for multiple occupancy they are very unlikely to be returned to family or multi-generational use. This eventually degrades the area because tenants, typically occupy for shorter periods and fail to 'bond' with the community, sharing other residents ambitions for a peaceful, law-abiding existence.

It is understood that this was previously a supervised property. Changes to the house, other than the cycle and bin storage in the garden area, are negligible. It should be seen as an outstanding example that national planning regulations allow absolutely no discretion for flexibility and local representation by councillors who recognise the character and requirements of the majority of the local populations. In this case there has been storage for 6 cycles mandated. This property lies on a section of what is one of the steepest roads in the whole of Newport. Cyclists rarely if ever use the road! It is unlikely 6 cyclists would reside at one HMO in this road. The number of car owners in HMOs may be lower but it is statistically very unlikely to be nil where there are 6 in residence, plus visitors or guests, particularly where only walking would supplement Sustainable Travel on the street. There are few unrestricted parking sections

in the road, some are permit-holders only or a mix, with 2hr parking. There is heavy demand. Business and shop owners from the Cathedral area try to find places on the street, as do some visitors to the hospital so it is not accepted that if tenants are car owners they will be able to keep their cars on the hill whilst not disrupting other residents' parking near to their homes.

This property has a front garden, with a retaining wall but it is unclear how the appearance of the street will be maintained if tenants do not take responsibility for the prompt removal of bins to the storage area at the rear. As the property has no side access it appears unacceptable that the developer delivered plans proposing bikes and bins etc are all transported in and out through the lounge and hall.

Kate Thomas
Cllr Stow Hill