

From: Al-Nuaimi, Miqdad (Elected Member) <Miqdad.Al-Nuaimi@newport.gov.uk>
Sent: 10 August 2026 16:31:17 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Cc: "NCC - Planning" <Planning@newport.gov.uk>
Subject: 26/0568 | PROPOSED CHANGE OF USE FROM A SUPPORTED LIVING PROPERTY FOR UP TO 6 PERSONS (USED C3B) TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4)

Application 26/0568

As things are submitted, this looks like a change of use from Assisted Housing to a House in Multiple Occupation for 6 People. It is right in the middle of a residential street surrounded by family housing. My comments are as follows

1. The drawings showing the existing and proposed floor plans, but do not give dimensions. From the layout. It appears that the sizes of the bedrooms and the communal areas are to remain the same. However I concur with the comments of the Environmental Health officer with respect to the unacceptable high fire risk for the bedroom at the rear of the proposed ground floor.
2. The change of use does not address the shortage of off street parking of 3 spaces. So this must be considered as an unresolved problem here. I am not willing to accept the submitted parking survey as an objective mitigating factor here. Dewsland Park Road is a heavily residential street with Parking permit system for residents with a few spaces giving waited limited parking for visitors. It is very close to the Royal Gwent Hospital, which generates a constant demand of on street parking for users, employees and visitors to the hospital
3. Recycling and waste. No plans have been submitted on how these are managed and who will be taking responsibility for presenting the bins and recycling receptacles and will be putting them back and away from the footpath.
4. Similarly with regard to the bicycle rack. Is the yard or back garden in the house accessible to the cyclists and for managing the bin and recycling waste.
5. Density of HMOs in the proximity of this newly proposed one. There is nothing to tell me it is within the acceptable density limit accepted by the Council SPG.

For all of the above reasons I wish to oppose the application.

Kind Regards

Councillor Miqdad Al-Nuaimi
Member for Stow Hill Ward
Newport City Council