

From: Al-Nuaimi, Miqdad (Elected Member) <Miqdad.Al-Nuaimi@newport.gov.uk>
Sent: 30 July 2026 17:57:43 UTC+01:00
To: "NCC - Planning" <Planning@newport.gov.uk>
Cc: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: Fw: Planning Consultation Request for case ref: 26/0569

CHANGE OF USE FROM DWELLING (C3 USE) TO A 4
BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)
SITE: 25 St Edward Street Newport NP20 4GG

Dear Jacob

I am writing with comments on the above Planning Application 26/0569

I am rather astonished that a three bedroom house is being proposed to be a 4-bedroomed House in Multiple Occupation. Such can only be achieved by reducing the sizes of the other 3 existing bedrooms and/or reducing the sizes of the Communal rooms like the kitchen, dining and lounge areas. And so it proved. The purpose of this conversion appears to be profit making rather than provide a home for sharing adults. During this summer with its many heatwaves we experienced what it means to live in a very restricted space so we can imagine what it would be like to live in a bedroom of a 7 square meters. Others reasons to object to this development is the increasing density of HMOs. In addition to another application at the nearby 35 St Mary's St there is already an approved use for large HMOs in the former Baneswell Community Centre and the Baneswell Nursery.

There are no off street parking offered to cater for 4 adults living in in this proposed HMO. And parking facilities are not available to cater for 4 adults. Parking for residents with permit for a maximum 2 cars is the limit in St Edward St. I find the Parking Survey very difficult to agree with

It is not clear how to access either the bicycle store or the waste and recycling bins, said to be stored at the rear of the house. This is a terraced area of housing where access to gardens at the rear is not readily obvious..

For the above reasons I am opposing this application and hope that no 25 St Edward St remains a residential family house instead of an HMO.

Kind regards

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

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 28 July 2026 11:08

To: Al-Nuaimi, Miqdad (Elected Member) <miqdad.al-nuaimi@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 26/0569

Dear CLLR MIQDAD ALNUAIMI

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 23 July 2026.

Your sincerely
Development Management