

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/12/2025 4:51 PM from

Application Summary

Address:	7 Queens Road Newport NP20 5EX
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED CHANGE OF USE FROM C3 TO C2
Case Officer:	Marnie Ostler

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	54 Queens Rd Newport

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Planning Officer, I wish to formally object to the planning application relating to the change of use of 07 Queens Road to a residential care home for teenagers. This objection is made on material planning grounds and in accordance with the objectives and principles of the Newport Local Development Plan (LDP), particularly those relating to the protection of residential amenity, community safety, and the character of established residential neighbourhoods. Existing Harm to Residential Amenity The property is already being operated in a manner that is causing demonstrable and ongoing harm to neighbouring residents. *REDACTED* These issues have materially affected the quiet enjoyment of nearby homes and have raised serious concerns regarding safety, disturbance, and quality of life on Queens Road. Unsuitability of the Use and Intensity of Activity Queens Road is a predominantly quiet residential street. The nature and intensity of activity associated with this use, as currently experienced, is incompatible with the surrounding residential environment. The existing impacts clearly demonstrate that the proposal fails to safeguard residential amenity and is contrary to LDP policies that seek to prevent noise, disturbance, and inappropriate uses that undermine community cohesion and residential character. Lack of Effective Management and Mitigation Measures

The planning application does not provide a robust or credible management plan demonstrating how issues such as noise control, supervision levels, safeguarding, antisocial behaviour, *REDACTED* will be effectively managed. Given that problems are already occurring, the absence of enforceable mitigation measures is of particular concern. This failure directly conflicts with LDP policy requirements that developments must demonstrate they will not result in unacceptable impacts on neighbouring occupiers.

Community Safety and Precedent

The ongoing issues have adversely affected residents' sense of security and confidence in the suitability of this use in a residential location. Granting planning permission in light of the current situation would set an undesirable precedent by regularising a use that has already proven harmful and inadequately controlled.

Request for Enforcement Investigation

Given that the property appears to be operating without appropriate consent and is already causing significant disturbance, I respectfully request that the Council also consider initiating a planning enforcement investigation into the current use of the premises.

Conclusion

In summary, the proposal conflicts with the Newport LDP's objectives to protect residential amenity, ensure community safety, and maintain the character of established neighbourhoods. The documented existing harm, combined with the absence of effective management or mitigation, clearly demonstrates that the proposed development would result in unacceptable impacts. I therefore respectfully request that this application be refused.

Kind regards