

From: Adan, Saeed (Elected Member) <Saeed.Adan@newport.gov.uk>
Sent: 31 August 2026 20:24:08 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Cc: "NCC - Planning" <Planning@newport.gov.uk>
Subject: Objection: 26/0538 | CHANGE OF USE TO A 4NO. BEDROOM HMO

Hi Jacob,

Acting in my capacity as ward councillor (Pillgwenlly Ward)
Objection: 26/0538 | CHANGE OF USE TO A 4NO. BEDROOM HMO
108a Alexandra Rd, NP20 2JG

The applicant reports no objections from neighbours, however there are no statements of support either.

There is no evidence of a professional Parking Survey to prove that local streets can handle the increased vehicular capacity, nor there is any presented evidence of physical cycle storage space on the plans. This violates Newport's Parking Standards and is contrary to the sustainable travel plan.

Increasing occupancy from 1 to 4 unrelated adults in a high-risk zone constitutes a 300% increase in headcount. This represents an unacceptable intensification of a Highly Vulnerable Development without the applicant providing a vital, site-specific FCA. The reality is that unrelated tenants evacuate independently rather than as a single cohesive unit. 4 separate escape behaviours and vehicles will bottleneck local escape routes and place an untenable rescue burden on emergency services. Whilst Natural Resources Wales (NRW) has not raised a formal objection, the ultimate responsibility for flood risk management and local infrastructure capacity sits with the Council. Therefore, the lack of objection from NRW should not be treated as an automatic green light.

There is insufficient evidence of a safe, adequate bin area for a four-person HMO. Consequently, accumulated waste is likely to impact neighbouring residents and highway logistics. Ultimately, forcing waste management issues onto the street is an EH concern.

If you're inclined to approve the application at any point, please refer this case to the Planning Committee for consideration and determination.

Kind regards,
Saeed
Cllr Adan
Pillgwenlly Ward