

From: Fouweather, David (Elected Member) <David.Fouweather@newport.gov.uk>
Sent: 18 June 2026 12:36:33 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Cc: "Evans, Matthew (Elected Member)" <Matthew.Evans@newport.gov.uk>
Subject: Application 26/0378

Dear Jacob

Re: Planning Application [26/0378 – 31](#) Fields Road, Newport

I object to the proposed conversion of the property into a 6-bedroom HMO.

1. Over-intensive use of the site

The proposal would significantly intensify the occupation of the property compared with its existing use as two flats. A 6-bedroom HMO could accommodate a substantially greater number of residents, resulting in increased activity, comings and goings, deliveries, waste generation and general pressure on the site and surrounding area.

2. Impact on parking and highway conditions

The application proposes a 6-bedroom HMO without any off-street parking provision. Additional residents are likely to increase demand for parking in surrounding streets, placing further pressure on existing on-street parking and causing inconvenience to local residents. The council should be satisfied that the development would not have an unacceptable impact on highway safety or parking availability.

3. Impact on neighbouring residential amenity

The property is a semi-detached dwelling and therefore shares a party wall with a neighbouring home. The increase in occupancy associated with a 6-bedroom HMO raises concerns regarding noise transmission, disturbance and loss of residential amenity for adjoining occupiers, particularly given the intensity of the proposed use.

4. Use of the rear garden

The rear garden is likely to be used by a larger number of occupants than under the current arrangement. Increased outdoor activity, especially during evenings, has the potential to create noise and disturbance affecting neighbouring properties.

5. Refuse and recycling

A 6-bedroom HMO is likely to generate substantially more waste than the existing accommodation. The application should demonstrate adequate refuse and recycling storage arrangements to prevent visual clutter, overflowing bins and adverse impacts on the character of the area.

6. Cumulative impact on the character of the area

The council should assess whether the proposal would contribute to an overconcentration of HMOs in Fields Road and the surrounding streets. A concentration of HMOs can alter the character of a residential area and reduce the mix of housing available for families and long-term residents.

Regards

Cllr David Fouweather