

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 10 September 2026 14:32:19 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: FW: Application 26/0521

From: David fouweather
Sent: 27 July 2026 10:24
To: Fouweather, David (Elected Member) <david.fouweather@newport.gov.uk>
Subject: HMO 72 Llanthewey Road Application 26/0521

Dear Jacob

I wish to object to the proposed change of use of 72 Llanthewey Road, Newport, to a six-bedroom House in Multiple Occupation (HMO).

My objection is based on the following planning considerations:

1. Overconcentration of HMOs

There is already a significant concentration of HMOs on Llanthewey Road, including properties at numbers 5, 12, 44 and 59. The addition of a further six-bedroom HMO would increase the concentration of this type of accommodation and would alter the balance of the neighbourhood, which has traditionally consisted of family homes. This risks harming the character of the area and reducing the diversity of housing available for families.

2. Parking and Highway Safety

Parking on Llanthewey Road is already extremely limited and is regularly oversubscribed. Residents frequently have to park on nearby Manley Road and Bolton Road due to the lack of available spaces. A six-bedroom HMO is likely to generate additional vehicle ownership and parking demand, exacerbating an already serious problem. Increased parking pressure may also create highway safety concerns and inconvenience for existing residents.

3. Impact on Residential Amenity

A six-bedroom HMO has the potential to result in increased noise, disturbance and activity compared with a single-family dwelling. Given the existing number of HMOs in the immediate area, approving another would further intensify these impacts and adversely affect the living conditions of neighbouring residents.

4. Bedroom Size

I note that one of the proposed bedrooms is stated to measure 10.45 square metres. I would ask the Council to carefully assess whether this complies with all relevant national minimum space standards, HMO licensing requirements and any local planning policies relating to room sizes and the standard of accommodation. If the room does not meet the required standards, this should weigh against the proposal.

In conclusion, I believe this proposal would result in an unacceptable overconcentration of HMOs, worsen existing parking problems, and negatively affect the character and amenity of Llanthewey Road and the surrounding area. I respectfully request that Newport City Council refuses planning permission for this application.

Regards

Cllr David Fouweather

Sent from my iPad
David Fouweather