

From: Drewett, Pat (Elected Member) <Pat.Drewett@newport.gov.uk>
Sent: 23 April 2026 11:29:26 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Cc: "NCC - Planning" <Planning@newport.gov.uk>
Subject: Planning Application 26/0285

Dear Jacob,

Re: Planning Application 26/0285

Site: 78 Caerau Road, Newport, South Wales, NP20 4HJ

I write to object to the proposed change of use of 78 Caerau Road to a 6-bedroom House in Multiple Occupation (HMO).

The application provides insufficient detail to demonstrate how this development would enhance the local area. On the contrary, the proposal raises several concerns. In particular, the provision of very limited parking space is wholly inadequate for a property that could accommodate up to 12 occupants, in addition to potential visitors. This is likely to exacerbate existing parking pressures and negatively impact residential amenity.

Furthermore, there are already several HMOs in the immediate vicinity, which have not contributed positively to the character or cohesion of the street. The continued concentration of such developments risks further eroding the residential nature of the area.

For these reasons, I respectfully request that this application be refused.

Yours faithfully,

Pat

Councillor Pat Drewett

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