

From:

Sent: 20 April 2026 19:57

To: NCC - Planning <Planning@newport.gov.uk>

Cc:

Subject: App. No.: 26/0174 - Objection to Proposed Conversion of Ty Derwen Church Road to an HMO

Importance: High

63 Church Road

Newport

Gwent

NP19 7EJ

April 2026

The Head of Economic Development

Newport City Council

Civic Centre, Newport,

NP20 4UR

Application Number: 26/0174

Dear Grant Hawkins,

Re: Objection to Proposed Conversion of Ty Derwen Opposite 63 Church Road into Residential Accommodation (House in Multiple Occupation)

I am writing to express my strong objection to the proposed conversion of the office building opposite my property into a House in Multiple Occupation (HMO). While I understand the need for housing, this particular proposal raises several serious concerns that I believe would negatively impact the local community.

1. Severe Lack of Parking

The area already suffers from a significant shortage of parking spaces. The proposed conversion would increase the number of residents and vehicles, placing further strain on an already overburdened infrastructure. This will likely lead to illegal or inconsiderate parking, increased congestion, and potential safety hazards for both drivers and pedestrians.

2. Negative Impact on Property Values

The introduction of another HMO in the area is likely to reduce the value of surrounding properties. HMOs often bring higher turnover of tenants and less

investment in property upkeep, which can lead to a decline in the overall appearance and desirability of the neighbourhood.

3. Proximity to a Nursery – Child Safety Concerns

The proposed HMO is located directly next to the Fair Oak Nursery School, and close to “Mini Mes” Childcare. The presence of unknown individuals in a high-turnover residential setting raises serious concerns about child safety. Parents and staff should not have to worry about the safety of children due to the unpredictable nature of HMO occupancy.

4. Existing HMOs Already Causing Issues

There are already two HMOs located on Church Road, and they have unfortunately become sources of discomfort and concern for residents. These properties are frequently surrounded by groups of people loitering outside, and security measures such as door guards suggest ongoing issues. Many residents feel uneasy walking past these buildings, especially during the evening.

5. Current Occupancy and Anti-Social Behaviour

Although the application claims the building is currently unoccupied, this is not the case. There are already individuals living there who are creating disturbances, including loud noise, littering (such as emptying rubbish from their vehicles into the road), and congregating in groups outside the property. Recently, a car window was smashed outside the building, and the broken glass remains on the road, posing a hazard to pedestrians and vehicles alike.

In light of these concerns, I urge the planning committee to reject this application. The proposed development is not in keeping with the character or needs of the area and would likely lead to a deterioration in community safety, cohesion, and quality of life.

Thank you for your attention to this matter. I trust that the council will act in the best interests of the local community.

Yours faithfully,