

From: REDACTED*

Sent: 14 January 2026 21:21

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

Subject: Objection to planning app 25/1049 relating to 7 Queens Road Newport NP20 5EX

Hi,

I am a future resident of 57 Queens Road and was not aware of this planning application until today.

This is not a suitable change of use for such a small development that has a number of restrictive covenants in place to protect from such changes of use to prevent business operating for the residential properties and thus prevent parking issues that businesses would otherwise potentially generate. A residential care home is not allocated for this locality under Newport's LDP and the site is already being illegally operated as such a facility. Therefore trust in the applicant / operator should be questioned to ensure that they don't further convene the current agreed planning for their property. I would argue they should not be trusted to stick to agreed planning.

I have heard that incidents of anti social behaviour relating to the property have occurred. This is not acceptable *REDACTED*

Of additional note is the parking of additional vehicles on pathways due to inadequate parking facilities at the property. This reduces individuals agency to undertake travel using active travel modes and contravenes Wales' active travel act and associated future generations legislation.

Such a development type should be considered at an LDP level in terms of where these are situated to minimise the likelihood of disruption on existing residences. To reiterate this location is unsuitable, the surrounding existing properties are predominantly privately owned and have been purchased on an expectation of quietness due to the small development size.

I would strongly plea that this planning application is rejected and that any necessary enforcement is undertaken to ensure the property is returned to a family dwelling.

Kind Regards,

REDACTED