

Cllr Farzina Hussain
Ward Councillor for Victoria Ward
farzina.hussain@newport.gov.uk

Planning Department
Newport City Council

Good Afternoon Ms Lydia Burrows

**Proposal: CONVERSION TO A 5 NO. BEDROOM HOUSE IN MULTIPLE
OCCUPATION WITH PROPOSED FIRST FLOOR SIDE EXTENSION
AND EXTERNAL ALTERATIONS (PART RETROSPECTIVE)
FOLLOWING REFUSAL OF APPLICATION NUMBER 26/0284**

**R.E: OBJECTION TO PROPOSED PLANNING APPLICATION 26/0550 22 Crown
Street Newport South Wales NP19 8FU**

I am writing as the ward councillor for Victoria Ward to formally object to the above planning application. I have previously raised objections to the proposals for 22 Crown Street, and having reviewed the revised application and supporting documents, I remain concerned that the amendments do not sufficiently address the issues previously raised.

I acknowledge that the proposed occupancy has been reduced to five people and that changes have been made to the communal areas.
However, I remain concerned about the overall intensity of the proposed use and the quality of accommodation being provided.

Quality and size of accommodation

Having looked at the revised plans, I am particularly concerned about the size and layout of some of the shower/bathroom facilities which appear very small and potentially restrictive for occupants. I appreciate that Environmental Health and Licensing have their own standards, but I would ask Planning to consider whether the proposed accommodation including the bedrooms, shower rooms and communal areas provide an appropriate standard of residential amenity and is genuinely functional for five occupants.

The applicant has increased the communal kitchen/living area which is a positive change, but the overall layout still needs to be assessed in terms of the actual usable space available to five unrelated residents.

First floor patio and neighbouring amenity

I remain concerned about the first-floor patio and its potential impact on neighbouring residents, particularly in relation to noise and disturbance.

The applicant suggests that reducing the occupancy and providing more communal space will reduce use of the patio. However, five occupants will still have access to this external area.

The issue is not whether noise can also arise from other types of residential properties. The relevant consideration is the potential impact of this particular HMO and the intensity of its use on neighbouring properties.

I therefore ask that Planning carefully considers the potential impact of the patio on neighbouring privacy and residential amenity.

Parking

I am also concerned about the parking situation.

The latest Highway consultation is particularly relevant, the officer particularly notes that the previous parking survey was not considered accurate because it included parking on Junctions and Disability Bays.

Importantly, the Highway Officer states:

“We therefore conclude that the parking stresses are higher than suggested”

The existing three-bedroom dwelling requires fewer spaces, whereas the proposed five-bedroom HMO requires six on-street spaces under the SPG. This represents a significant increase in parking demand in an area where parking is already under pressure.

I therefore believe the acknowledged parking stress should be given proper consideration when assessing the impact of this proposal on existing residents and local amenity.

Overall Impact

Although the application has been reduced from the previous proposal, I do not believe that the reduction to five occupants, by itself, resolves the concerns surrounding the intensification of the property.

The previous decision recognised that the property was below the relevant HMO concentration threshold, but this does not remove the need to consider the individual impact of this proposal, including the quality of accommodation, parking, external amenity space, noise and neighbouring residential amenity.

For those reasons, I respectfully ask that my objection is formally recorded and the application is refused, should you be minded to grant the application, I would request that the application is referred to the Planning Committee for determination.

I have expressed this request on behalf of myself and the residents who have raised concerns regarding the proposal. Residents would also like the opportunity to attend the Planning Committee and, if permitted, speak and put their concerns directly to the committee before a decision is made.

I would therefore be grateful if this request could be noted as part of my formal objection.

Kind regards

Farzina Hussain