

I am writing in response to:

- Application No: 26/0114

- Proposal: S73 Application to vary condition 3 (bedroom number) of appeal decision APP/G6935/A/19/3219788 for change of use from 5no. bedroom dwelling to 5no. bed house in multiple occupation (resubmission of 17/1174). Amendment includes increase of number of bedrooms to 6no.

- Site: 5 Eveswell Park Road.

I would like to relay in the strongest possible terms my objection to this application. For the following reasons:

Lack of parking space and subsequent impact on highways and access.

- Highways Safety & Emergency Access (Highway Code 250) - Highways assessment required.

The area surrounding 5 Eveswell Park Road is already plagued with an excess of vehicles, which brings with it dangers to residents, passers-by and vehicles. The current concentration of resident and vehicles already leads to illegal parking and subsequent dangers. Vehicles routinely park closer than 10 metres to the junction with St Johns Road. This leads to a near impossible turn for most vehicles, in particular larger vehicles such as ambulances and fire engines. This poses an obvious danger to residents who may require emergency services. Myself, and other

elderly residents are left anxious and frightened that our safety, which is already compromised may be even further threatened by more vehicles.

The property in question is a 'stones throw' away from Eveswell primary school and Woodland Park, and is a thoroughfare for parents and children making the daily commute to St Joseph's Primary School. Elderly residents who wish to use the local bus routes available on Chepstow Road, also increase the footfall of vulnerable demographics. I frequently see young children, mothers pushing prams and vulnerable elderly locals, having to step foot into the road to check that the crossing is safe, putting themselves and loved ones in danger. This already dangerous situation only stands to worsen if the approval being requested is granted. Furthermore, the cars parking on the street are so cramped that they already park partially on pavements. I regularly see vulnerable demographics having to walk on the road because of this.

Safety. Issues with:

-HHSRS structural ground movement hazard- Structural assessment required.

-HHSRS hazard 23- Category 1 risk.

As previously mentioned, parking in the area greatly inhibits access of larger vehicles such as ambulances and fire engines. Furthermore people living in HMO's are about 4 times more likely to die in a fire as those from a single family dwelling (according to public health and government linked evidence often cited in UK housing policy). This issue makes building safety even more important.

The front garden walls at both number 7 and 9 (which both perform a structural reinforcement role) have recently been renewed as they were at risk of collapsing onto the public pavement. A visual inspection of the wall at number 5 reveals clear evidence that it too, is also vulnerable to collapse (HHSRS structural ground movement hazard). What exacerbates this issue even further is the utility services running through the wall in question. Should this wall collapse, it wouldn't just pose a risk to the young children and elderly residents who frequently walk by, but also promises far more devastating results, as it will fracture the utilities causing the release of gas or the exposure to bare electrics (HHSRS hazard 23- Category 1 risk). The structural dangers, and subsequent potential impact on utilities, would be made greater by the increased imposed load of an additional resident.

Impact on character of area.

The area concerned is, as mentioned, close to local amenities that have for many years attracted young families. These families have taken advantage of the proximity to schools, parks, GP surgery's as well as local shops in Maindee. The increase in HMO's and flats in the area are threatening to destroy this vibrant, family centred, local community, with an increase of residents who do not require these amenities to the same degree as young families. This demographic change will lead to young families having to choose houses in more suburban areas. In turn this will increase the degree of commuting in the Newport area, contradicting local and national efforts to decrease carbon emissions. We obviously can't turn the clock back on this HMO, but allowing further residents in an already cramped area is just another step down an unwanted path for locals who don't want to see the standard of the community degraded any further.

Thankyou for your consideration.

Please can you provide me with responses from the relevant professionals who assess my concerns (Structural Engineer, Electrician, Highways Officer etc).

Please can you also keep me updated (through this email address) of any decisions that are made in relation to this matter.