

From: Drewett, Pat (Elected Member) <Pat.Drewett@newport.gov.uk>
Sent: 04 August 2026 13:26:51 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Cc: "NCC - Planning" <Planning@newport.gov.uk>
Subject: Planning Application 26/0521

Re: Planning Application 26/0521 - 72 Llanthwy Road, Newport NP20 4LA

Proposal: Change of use of a dwelling (Use Class C3) to a six-bedroom House in Multiple Occupation (Use Class C4)

I wish to register my strong objection to the above planning application and ask that Newport City Council refuse the application because of the considerable cumulative impact that the proposed development would have upon the character, amenity and sustainability of the surrounding area. While I recognise that houses in multiple occupation can play an important role in meeting housing needs, it is equally important that the concentration of such properties is carefully managed in order to protect the balance, character and stability of such an established residential community.

Llanthwy Road and the surrounding streets already contain a substantial number of HMOs. Properties at numbers 2, 5, 12, 16, 44 and 59 are understood to be operating as HMOs, and there may be additional examples within the immediate vicinity. To my knowledge there are also 2 children's homes and an old persons residential home within 50m of 72 Llanthwy Road. The introduction of another six-bedroom HMO would add further pressure to an area that has traditionally consisted of family homes. In recent years, residents have become increasingly concerned about the gradual erosion of the balance between long-term family occupation and more transient forms of accommodation.

The cumulative effect of this change should not be underestimated. Even where individual applications appear relatively modest when considered in isolation, the combined effect of numerous conversions can fundamentally alter the character of an area, weaken community cohesion and reduce the availability of housing suitable for families. I would therefore urge the council to consider not merely the impact of this proposal on its own merits, but also its impact on the growing concentration of HMOs along Llanthwy Road and the surrounding neighbourhood.

Parking on Llanthwy Road is already under very great strain. Residents regularly report difficulty in finding a parking spaces close to their homes and frequently have no alternative but to park on neighbouring roads, including Manley Road and Bolton Road, compounding existing congestion there. The proposal involves accommodation for six separate occupants. Although not every resident will own a vehicle, experience elsewhere in Newport suggests that larger HMOs frequently generate additional parking demand, particularly where occupants are working professionals. Granting planning application 26/0521 would inevitably lead to increased parking pressures on the already congested street, obstructed sightlines and

difficulties for service vehicles and emergency services which may have knock-on implications for pedestrian safety, particularly for older residents, parents with young children and those with disabilities. The existing situation is already difficult enough, and the council should carefully consider whether the local highway network has sufficient capacity to accommodate any further intensification of use.

A six-bedroom HMO inevitably differs from a single-family dwelling in terms of the intensity of occupation and the pattern of activity associated with it. Residents have expressed concerns about the cumulative impact of increasing numbers of HMOs upon the quiet enjoyment of their homes. Greater numbers of occupants can and will result in increased levels of noise arising from the movement of people, visitors, deliveries, refuse collections, outdoor activity and vehicles arriving and departing at unsocial hours. Although individual tenants should not be unfairly stigmatised, planning authorities are entitled to consider the broader effects that intensified occupation may have upon the character of an area and the living conditions of neighbouring residents.

Furthermore, a concentration of HMOs very often gives rise to associated problems relating to refuse storage, waste collection arrangements, fly-tipping, the storage of bicycles and furniture, and the maintenance of external areas. These matters can have a significant cumulative effect upon the appearance and attractiveness of a residential neighbourhood. I would ask the council to ensure that the proposal fully complies with all relevant legislation, guidance and standards relating to room sizes, internal layouts, amenity provision, storage facilities, natural lighting, ventilation and fire safety requirements. Particular attention should be paid to the standards required under HMO licensing legislation and any applicable local planning guidance.

The continuing conversion of traditional family dwellings into HMOs also raises wider strategic concerns regarding the availability of suitable housing stock within the city. Family homes make an important contribution to stable and sustainable communities, supporting local schools, community organisations and neighbourhood networks. The loss of another family dwelling to a more intensive use would further reduce the diversity of housing available within the area and may undermine the long-term resilience and character of the neighbourhood.

For the reasons outlined above, I believe that this proposal would not only increase the overconcentration of HMOs within the area, but also intensify parking and highway safety problems, harm the residential amenity of neighbouring properties, and potentially result in accommodation that falls below acceptable standards. As well as these issues it would contribute to the continuing loss of family housing and further erode the character and cohesion of the local community.

I therefore request that planning permission for application 26/0521 is refused. Should you nevertheless be minded to approve the application, I ask that the application is called in to be heard before the full committee.

Yours faithfully,

Pat Drewett

Councillor Pat Drewett

Allt-yr-yn Ward Councillor/Cynghorydd Allt-yr-yn
Newport City Council/Cyngor Dinas Casnewydd
Civic Centre/Canolfan Ddinesig
Newport/Casnewydd
NP20 4UR
Tel. 01633 656656
Mob. 07929775040