

From: Adan, Saeed (Elected Member) <Saeed.Adan@newport.gov.uk>
Sent: 17 March 2026 21:01:20 UTC+01:00
To: "NCC - Planning" <Planning@newport.gov.uk>; "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: FW: Objection: 26/0137

Hi,

Forwarding the email below- as it doesn't appear on the portal.

Kind regards,
Saeed
Cllr Adan
Pillgwenlly Ward

From: Adan, Saeed (Elected Member)
Sent: 14 March 2026 14:53
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>; NCC - Planning <Planning@newport.gov.uk>
Subject: Objection: 26/0137

Good afternoon Jacob,

3 Baldwin Street, NP20 2LT
26/0137

On behalf of residents of Pillgwenlly, I'd like to submit an objection to retrospective planning application: 26/0137 (3 Baldwin Street, NP20 2LT).

Grounds of objection

The site lies within Flood Zone 3 as identified in the TAN 15. The proposal introduces a highly vulnerable use residential accommodation at a higher intensity through the creation of an HMO. This would increase the number of occupants exposed to potential flood risk which is contrary to the precautionary approach set out in national planning policy. Given the flood risk designation and the increased density of occupation associated with an HMO, it has not been sufficiently demonstrated that the development would be appropriate or sustainable in this location.

The proposal represents an intensification of use that could have adverse impacts on residential amenity, parking demand and the character of the surrounding area. Whilst the site may previously have been considered sustainable in transport terms under application 16/1191, that consent related to a standard residential arrangement with a requirement for three parking spaces (one per household). The current proposal for an HMO materially changes the nature and intensity of occupation. In accordance with the council's HMO SPG, parking provision should normally be one space per bedroom plus visitor provision which in this case would equate to approximately six spaces.

The proposal shows three spaces, provides no parking survey or evidence demonstrating that sufficient on-street capacity exists to accommodate the additional demand. Given the nature of HMOs, where occupants are separate households and may own individual cars and receive visitors, reliance on sustainable travel assumptions is not realistic without supporting evidence. This raises legitimate concerns regarding overspill parking, highway safety and additional pressure on already limited street parking.

There are practical concerns and uncertainty regarding refuse and cycle storage. The plans indicate bin storage in a remote location and the previously identified alleyway is now proposed as cycle storage. This space appears constrained and impractical for either use, raising concerns that refuse bins could be left permanently on the street, creating obstruction, visual amenity issues and potential highway safety risks. In the absence of a parking capacity survey, with insufficient on-site parking provision and unclear refuse and cycle storage arrangements, it has not been demonstrated that the proposal would operate safely and without detriment to the character, amenity and highway conditions of the surrounding area.

There are also concerns regarding the cumulative impact of HMOs on the character and balance of the local community. The conversion of a family dwelling into a HMO contributes to the gradual loss of family homes and introduces a more intensive form of occupation.

Lastly, should you be minded to approve this application, please refer this case to the Planning Committee for full review and determination.

Kind regards,
Saeed
Cllr Adan
Pillgwenlly Ward