

From:

Sent: 05 July 2026 12:17

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

Subject: Planning objection 26/0456

**Objection to Planning Application No. 26/0456 –
Proposed 6-Bedroom HMO at 51 Tennyson Road, Newport**

To whom it may concern.

My name is *****

I live at 46 Tennyson Rd. NP19 9JX

I have been a resident on this street for 15 years.

I have commented on the application but it's quite a laborious process, hence this is my full list of objections in one place. Please confirm receipt of this email and please add the whole text for due consideration in the planning process.

Please acknowledge that my request has been confirmed and actioned at your earliest convenience.

I object to planning application 26/0456, which proposes converting 51 Tennyson Road into a six-bedroom HMO for up to seven occupants.

My concerns are as follows:

1. Parking

Parking on Tennyson Road is already limited. The suggestion that residents can use nearby streets does not reflect current conditions, as surrounding roads are frequently full, partly due to visitors to the nearby park.

Redirecting parking demand elsewhere does not resolve the issue and is likely to increase congestion, reduce availability for existing residents, and raise safety concerns.

The parking survey carried out seems to be very briefly conducted and makes some very un nuanced assumptions, I do not feel it is fit for purpose, and as a local resident for 15 years I can personally attest to the fact the Tennyson Road is close to overload in terms of vehicles and available parking spaces, I welcome the opportunity to demonstrate this and discuss at greater length.

2. Intensity of Use

A six-bedroom HMO accommodating seven unrelated adults represents a significant increase in occupancy compared to a typical family home.

This is highly likely to result in:

Increased vehicle movements.

Higher foot traffic at varying times.

More deliveries and visitors.

Greater waste output.

Activity throughout the day and night.

Collectively, these factors could negatively affect the living conditions of neighbouring properties.

3. Character of the Area

Tennyson Road is predominantly residential, with family homes forming the majority of properties.

Introducing HMOs risks gradually altering the character of the area. I feel it is of utmost importance to consider whether this proposal aligns with maintaining a balanced and stable community, particularly in light of the multitude of existing HMOs nearby and in Newport East in general. Newport West on the other hand seems to have far less, and I think this issue need to be addressed also.

4. Scale of Development

The proposed changes should be assessed in relation to the size of the plot and surrounding properties.

I have a strong concern that adapting the property to accommodate more occupants could result in overdevelopment, making it out of keeping with neighbouring homes.

5. Cumulative Impact

While each application is considered individually, the cumulative effect of multiple HMOs is significant.

Approving this application may open the doors to further developments, which will in turn contribute to increased density, placing additional strain on parking, waste services, and local infrastructure, I feel this this would severely disrupt the balance of housing in the area.

For these reasons, I request that Newport City Council refuse planning application 26/0456.

Thank you for your consideration.