

From:

Sent: 09 August 2026 18:40

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

Cc: Kettles, Steven (Environmental Health Officer)

<steven.kettles@newport.gov.uk>; Hussain, Farzina (Elected Member)

<farzina.hussain@newport.gov.uk>; **Subject:** Your Ref: CONNL/26/0558

Dear Ms. Quinn,

Your Ref: CONNL/26/0558

Application 26/0558

Change of use from 4 bedroom dwelling (C3) to 8 bedroom house in multiple Occupation (Sui Generis)

Site : 46 Corporation Road NP19 0AW

I write with reference to your letter to me of the 28th. July, 2026

My name is ***** and I have lived at 20 Cedar Road, Newport for 76 years.

I should be grateful if you would consider my objections to the change of use as outlined in the resubmitted application 26/0558 and, as I can't see what has been changed from the previous application I should be grateful if you would also consider my previous objections to this development.

My objections (to be read in conjunction with previous objections) are as follows :

1) Devaluation of other properties in the area. It is a well known fact that houses drop in value once HMOs are established in an area. I can think of no instance where the value of properties went up because of the presence of an HMO. Can you? Has the Authority looked at the correlation between HMO residents and drug/motoring offences and what are the figures?

2) The area in general is fighting for recognition as a place for families to develop and thrive. HMOs tend to attract a transient population and as such, would do nothing for enhancement of the area. There are at least two properties on Cedar

Road that are currently going extensive renovations, I believe granting permission for another HMO in the area would be a smack in the teeth for these families who after spending a lot of money, are trying to smarten up the area and set down roots. I purchased my property from my parents in 1976 and since then, I have noticed a marked decline in social cohesion in the area. In 1976 there were doctors, vets and solicitors living on Cedar Road and Corporation Road, due to the influx of transients and unknowns, this calibre of resident have moved out. I believe there at least 4 HMOs on Cedar Road, whether they are official or recognised by the Council is another matter.

3) Parking. The area is well known as a notorious black spot for residents and visitors parking. The problem is further exacerbated by the facts that

- There at least two garages, servicing and repairing vehicles within 200 yards of the property. It is almost inevitable that sometimes, vehicles unable to be accommodated by the business, will spill out into parking spaces intended for residents and visitors. This has led to community tensions where the owner of one the businesses, in response to a comment by a resident, said, "There is nothing you can do about it". The owner of the business had been leaving cars with no MOTs, but displaying trade plates, in residents' parking spaces. There is of course, something we can do about it as this practice is strictly against the law – (see DVLA website if you need further guidance). I have notified the DVLA, the police and the local authority in writing about the situation but no action has been taken and unless the powers that be, actually do something, tensions will flare and it may be that more than words will be exchanged in the future. Our local councillor, Mrs. Hussain is aware of the simmering tensions in the area.
- There are at least two disabled parking spaces on the main road near the property. There may well be others on the surrounding side streets. Perhaps it's worth checking? This further reduces parking capacity.
- There is at least one vehicle displaying foreign number plates on Cedar Road and I believe there are a few more in the area. These appear to belong to residents who may be unaware that they have to change their number plates/re-register their cars within a year, or their insurance will be invalid – again against the law but nothing is done about the situation.
- On match days and nights at Rodney Parade, the parking becomes a free for all, as it does when there are Islamic festivals taking place due to the fact that there are mosques and Islamic study areas in the near vicinity.
- A quick walk around before 7 a.m. will show multiple instances of people parking on double yellow lines and at junctions. They are sometimes booked.
- High concentration of taxi drivers/owners (again, this can be verified by records held by the local authority so would need cross-checking) in the area. The taxis are parked in spaces that could be otherwise be used by residents.

- High concentration of multi-generational families in the area, leading to increased pressure on parking spaces.

4) Flooding : My neighbour on Corporation Road reports that his cellar floods at certain times of the year and needs to be pumped out. Will the new occupants be using below ground rooms? If so, they will need to be equipped with dinghies or other types of buoyancy aids.

5) Inspection

The last time an Inspector visited to appraise the local situation he found that "the Inspector acknowledged the presence of some run-down buildings but did not find sufficient evidence to demonstrate significant or widespread decline, poor property management, or other physical indicators of a high transient population resulting in an unacceptable cumulative impact. I appreciate you do not agree with the Inspectors conclusions, but they were ones he was entitled to reach using his professional judgment and experience."

I begged to differ and submitted two photographs, taken on Cedar Road, on which my disagreements were based. I attach them here and would dare anyone to disagree that they do indeed show evidence of dereliction. One of them was even a hotel! What a fantastic impression that must have left on visitors to our city, so I would question the Inspector's judgment and experience. I attach the two photographs as evidence. It was an intervention by Mr. Kettles of your Environmental Health Dept., that finally resolved the matter.

6) Infrastructure

These houses were built for families in Victorian times. The sewers and roads were not built to handle such heavy concentrations of people and as such will obviously fail to handle the increase in traffic. I can confirm all of the above because I have plans of the area from when the houses were first mooted. The plans and my household deeds indicate what the houses can and cannot be used for. I trust that you also have access to these plans if, not I can furnish you with a copy.

I trust that my objections will be fully and carefully considered.

Regards,



