

Objection of proposed planning application to 51 Tennyson Road, Newport.

Change of use to from dwelling to 6 bed/7 person HMO – Application Reference 26/0456

For the attention of Planning Officer, Newport City Council

Objection from Owner of 58 Tennyson Road, Newport

I wish to formally object to the planning application (26/0456) at 51 Tennyson Road due the following reasons

Proposed architectural Layout of habitable living spaces – Concerns of the proposed dwelling housing 7 adults - leading to overcrowding, minimal hallway space, reduction of stairway access due to extension and provision of a compact single stairwell creating risk of fire safety for occupants dwelling on 1st and attic floor. No documentation of planned heating – no layout documented for boiler or radiator layouts within the rooms which could limit allocation/placement of room essentials, or are they proposing electrical pump heating which would then possibly require multiple systems to ensure adequate supply within an old property to each room. Then questioning where then would these be placed – no side access, only back access wall (see flooding risk). As proposed as a 7-occupant HMO – I am under the assumption that one bedroom would be for a couple – meaning according the plans that the larger of the rooms would be either the attic, 1st floor extension (however looks no wider than a standard box room) or bedrooms 3&4 – higher occupancy to upstairs of the property- again would need to be provide safe exiting in the case of a fire. The allocated kitchen and lounge space would not accommodate a property where 7 adults are dwelling safely- or provide adequate cold/supply storage for all occupants. With this there is awareness of each occupant adding cooking/heating/fridge/freezer equipment within their living spaces – leading to further fire safety risk of the dwelling and risk to adjacent/surrounding properties and families.

Impaction of noise, disturbance and parking- Overcrowding of the property will create an increase in noise pollution and disturbance, especially for the adjoining family property. With a high incidence of foot traffic in and out of a compacted area. We are aware how thin the walls are between each property as we can hear conversations/radios/tv's with our adjacent owners and vice versa. With 6 bedrooms -7 adults – Conversing and each using electrical appliances will create a high level of noise.

The property already overlooks ours with the extension of the property it will create a further reduction of natural light and further intrusion of privacy.

Environmental safety risk of rubbish/food waste storage – council provision of one general waste bin, one food waste caddy, one green box, one blue and one red recycling bag, would not be adequate for 7 adults to dispose and safely store household waste. With collection of

food/recycling waste weekly and general waste three weekly. Noted proposed storage of waste on the planning application would be at the front of the property in a small green/vegetation area, which would be lost -as most of the front of the property is documented as concrete. Inadequacy of waste storage will lead to overflowing bins of both general and food waste-, creating odour and leading to a greater risk of rat infestation and attraction of local wildlife. We are situated next to a park and have been visited by foxes foraging for food which could lead to risk to them in urban areas.

Flood risk – due to the extension which incorporates the full width of the property and slopped/hilled garden/elevation of existing roads/properties to the rear, heavy rainfall will unquestionably create a flood risk due to inaccessibility for rainfall to successfully drain away from the property

I am all aware of this due to living in the opposite property with a slopping driveway that during rainfall will constantly surge with water. Developers would need to ensure adequate draining so as to reduce risk of flooding to the property and adjacent properties. My parents also live in the same street on the side of 51 and have experienced flooding at the back of the property and destruction of a retaining wall during an episode of heavy rain.

Impact on Neighborhood Character/removal of an affordable family home – Creating an HMO within the community will have a detrimental impact on the neighborhood character. I have lived in Tennyson Road my whole life, only moving a few houses away from my parents. My husband has also lived within this area his entire life moving from his family home in Milton Road. The neighborhood is well known to be a sought-after area for families due to close amenities to beechwood park and schools. The area constantly receives letters/leaflets from estates agents looking for properties for families to relocate. We have property owners who have relocated from areas such as Cardiff and Bristol due to affordable family housing. Establishing as HMO in this area would remove a property for a family to occupy.

Parking within the community is already at maximum capacity. Despite the un-timed stamped photos, the parking survey provided on two consecutive days of showing minimal repeatable photo shot points - There are working families that are on shift rotas and early working starts. The developer cannot rely on the fact that the occupants will not have ownership of a car during tenancy and with 7 adults each possible having ownership of vehicles this will create further saturation of cars in already a inundated parking area. Which when festivals occur within the park adds to more congestion, pollution and unsafe parking, leading to poor access for public transportation and emergency vehicles.

The proposed property only has access for one parked car, as the developer is under the assumption that the occupants would not have vehicles but may have use of bicycles maybe it electric or motor bikes there is no allocated storage for these on the proposed plans. Further storage of these created at the front of the property again would provide loss of green space.

Reduction of green infrastructure/wildlife habitation/Bats- We have an awareness of bat habitation within/around the said property. With a large possibility of a resting place within the property as it has been uninhabited for a number of years. Their flight path comes across our property leading from the front. Risk of extensions and the increase of house lighting of the property could lead to a disruption of any Bats foraging flight path.

The size of the property, reduction of green space to the front due to storage needs and the proposed plans of the back of the property showing a large concrete hardstand with no measurement of vegetation remaining provides no environmental benefit for the community or wildlife. The garden itself is small and narrows at the top the proposed pollinating planting and a single bird box will have if any but minimal impact on biodiversity.