

From:

Sent: 19 July 2026 22:16

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

Subject: For the attention of VICKY QUINN - Re: Planning application 26/0456

Hello,

I live at No. 44 Tennyson Road, I have been here for 34 years, I am 73 years old and live alone, but I feel safe and secure here, because of my relationship with my neighbours.

The road has always been a quiet residential road with a good community spirit, a safe, friendly and respectful environment that people aspire to live in and bring their children up in, as well as it's close proximity to the park and good schools.

I am opposed to this application, which I feel sure would undermine this

For the reasons stated below, I request that the planning committee gives careful consideration to the following matters, which I believe demonstrate that the proposal would have an unacceptable impact on the surrounding residential area.

Key Grounds of Objection to Planning Application 26/0456

Parking and Accessibility

- The applicant's parking survey was undertaken at approximately 5.15 a.m., which is not representative of normal parking demand for this road. No evidence has been provided of surveys at peak times, particularly in the evening when residents have returned home.
- The assessment also fails to properly account for additional parking pressure from Beechwood Park, nearby local shops, dropped kerbs, electric vehicle charging bays and other restrictions that reduce the number of lawful on-street spaces. Beechwood Park has no parking space for members of the public and is very busy during spring and summer months, Tennyson Road has a side gate into the park, so visitors use our road to park when visiting there.
- The suggestion that overspill parking can be accommodated on surrounding roads does not reflect local conditions. Tennyson Road has an average gradient of around 1 in 9 to 1 in 10, with steeper sections approaching 1 in 8, and Upper Tennyson Road reaches 1 in 6

- **These gradients make parking away from home a genuine accessibility issue**, particularly for residents who are disabled, elderly or have limited mobility. Several local residents including myself hold Blue Badges. There are four blue badge holders living in very close proximity to the property i.e. next door but one and opposite the proposed HMO.

- No assessment has been provided of the impact of displaced parking on these residents, or other residents of which there are at least a dozen over 70 years of age.

Additional Traffic Generation

- Even if some occupiers do not own cars, the development is still likely to generate additional vehicle movements from visitors, carers, healthcare professionals, contractors, deliveries and takeaway services.

- These cumulative impacts have not been properly assessed.

Highway Safety

- The property is close to the junction of Tennyson Road and Coleridge Road, which is already difficult for motorists and the property is right on a sharp downhill bend which is a risky spot for motorists and pedestrians, especially when the road is full of parked cars. Historically residents used to leave that area clear, but with more households now having more than one car, this has become impossible

- Residents regularly witness near misses and minor collisions at this part of the road.

- Visibility is restricted, particularly for vehicles travelling uphill along Coleridge Road, while vehicles descending from Upper Tennyson Road can gather speed before reaching the junction and they continue at speed around the bend where this property is situated

- Any increase in parking, manoeuvring or traffic movements associated with the proposed HMO would add to existing highway safety risks.

Refuse Storage and Pest Control

- The proposed refuse provision appears inadequate for a six-bedroom, seven-person HMO occupied as separate households. Only one general waste bin, one blue recycling bag and one red recycling bag are proposed.

- Tennyson Road has experienced rat problems in the past. Three years ago I had a rat infestation in my roof space that required repeated visits by a pest control company, and before this my neighbouring property experienced a similar problem.

- Inadequate refuse storage or overflow waste could attract vermin and worsen an existing issue.

Drainage and Sewer Capacity

- I have lived in Tennyson Road for 34 years, and during that time several properties, including mine, have experienced drainage problems and sewage flooding. I have a video of the last time this flooding occurred.
- Welsh Water informed me that the local drainage system is old, contains bends and has limited capacity.
- A six-bedroom HMO all with en suite bathrooms, would generate significantly more wastewater and sewage than a typical family dwelling, yet no evidence has been provided that the existing infrastructure can accommodate this increase.

Impact on the Character of the Area

- Tennyson Road is a quiet, established residential street occupied mainly by retired professional people and young families.
- The proposal would introduce a more intensive form of occupation that is out of keeping with the character of the road.
- Taken together, the increased parking pressure, additional traffic, refuse issues, drainage concerns and reduced accessibility would materially harm residential amenity.

Conclusion

For all of the reasons set out above, I submit that the applicant has failed to demonstrate that the proposal would not result in unacceptable harm to highway safety, parking availability, accessibility, drainage infrastructure, waste management, public health and the character and amenity of this long established residential area.

I therefore respectfully request that the application is refused.

Please find attached a photo of my blue badge and recent photos of the road in both directions when residents are at home, which were taken over two different weeks

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