

Cllr Farzina Hussain
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15th May 2026

Planning Department
Newport City Council

Good Morning Mr Hawkins

**R.E: OBJECTION TO PROPOSED PLANNING APPLICATION 26/0284 - 22 Crown Street
Newport South Wales NP19 8FU**

I am writing to formally object to the proposed HMO development at 22 Crown Street NP19 8FU and raise several concerns regarding the resubmitted plans and the overall suitability of the proposal.

Having reviewed the latest resubmission application, I remain concerned that the proposal represents an overdevelopment of the site which would result in poor detrimental impact on neighbouring residential amenity and the wider character of the area.

The internal layout appears heavily constrained and excessively subdivided, with limited communal living space provided for the likely number of occupants. The proposal appears to prioritise maximising occupancy levels over delivering an acceptable standard of accommodation for future residents.

Several rooms also appear small and awkwardly configured, and it is unclear whether all bedrooms meet the minimum space standards expected for HMO accommodation.

I also have concerns regarding the adequacy of the communal and outdoor amenity provision, the patio area shown on the plans appears limited and unlikely to provide meaningful amenity space for multiple occupants. Similarly, the plans do not appear to clearly demonstrate adequate storage, recycling facilities, cycle storage or general resident storage arrangements, all of which are important considerations for high-occupancy accommodation.

In addition, the internal arrangement raises concerns regarding fire safety and means of escape, particularly given the apparent reliance on a single staircase and the constrained nature of the circulation routes. Whilst Building Regulations will address technical compliance matters, the intensified occupation proposed here raises legitimate planning concerns regarding the suitability of the layout.

The proposed would also likely exacerbate existing parking pressures within the area, particularly if existing garage or off-street parking provision is reduced or lost. Crown Street and the surrounding roads already experience parking congestion, and further intensification through additional HMO accommodation risks worsening the situation considerably.

More broadly, I remain concerned regarding the cumulative impact of HMO's within the locality and the effect that intensified occupation can have on residential amenity, including increased noise, disturbance, transient occupancy, waste management issues and pressure on local infrastructure.

As there appears to remain a number of unresolved concerns relating to the scale, layout and overall quality of the proposed accommodation, I respectfully request that the

application be refused, should you be minded to approve the application, I would also formally request that the matter be referred to Planning Committee for determination due to significant level of local concern and the material planning issues raised.

Kind regards
Cllr Farzina Hussain
Victoria Ward