

Sent: 05 September 2026 00:02

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

Subject: Objection to Planning Application Reference 26/0620

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Site address 7 Conway Road Newport NP19 8PA

Change of use from C3 dwelling to 4 bedroom House in Multiple Occupation (C4 use)

Dear Planning Officer

I am writing as a resident and daughter of local resident to strongly object to the resubmitted planning application 26/0620 for a 4 bedroom HMO conversion at 7 Conway Road. I stand by my previous objections and while I note the developers attempt to modify the layout following the recent appeal dismissal by Planning Inspector Julie de-Courcey the amended plans fail to fully address the material issues of residential overdevelopment and subpar living conditions.

I urge the Planning Committee to refuse permission based on the following material considerations:

1. Continued Overdevelopment and Subpar Living Standards (Amenity & Well-being)

The Planning Inspector previously conclude that “the harm to amenity and well-being of future occupiers would be significant and is a compelling factor” The current proposal seeks to sidestep this by squeezing four bedrooms into a space meant for a family 2-bedroom house, splitting the largest original bedroom into two smaller rooms. This represents severe overcrowding and results in highly claustrophobic living environment. The upstairs bathroom has already been turned into a bedroom with a downstairs bathroom added beyond the kitchen which has no window for the first application and now the proposal is to add a bathroom using space from two bedroom and to be on party wall with neighbour. Over-partitioning a traditional terrace house to maximize tenant count compromises the mental and physical well-being of occupants, failing to satisfy Newport’s local design quality policies.

2. Intensification and Internal Facility Strain

Cramming four independent households into this property creates a level of layout friction and intensive use that the building cannot sustainably support. The noise generated by independent, unaligned routines in such close, portioned quarters will degrade the internal quietude of the property and cause structural noise transfer to neighbouring walls. Even with the introduction of the first-floor facilities, the shared spaces remain overly restricted for four separate adults.

3. Inadequate Waste and Recycling Infrastructure

Four separate tenants living independently generates significantly higher quantities of waste and recycling than a single-family unit. According to the Council Waste management guidelines landlords must provide adequate dedicated storage containers 7 Conway Road does not possess the external layout or frontage necessary to store four individual general and recycling bins without blocking the pavement or creating a significant odour nuisance. Piling up bags or bins at the front will directly harm the visual amenity of Conway Road as would storing in the garden and carrying through the property for each bin day.

4. Parking pressures

I have evidence of existing street congestion, narrow roads where cars are parking overhanging into the road creating a narrow street, inadequate parking spaces for multiple tenants. Often cars are parked on pavement and overhanging dropped kerbs. Residents leave bins out to hold spaces for their vehicles.

For these reasons the amended plans remain an unacceptable overdevelopment of the site. I also have grave concerns for the well-being of my mother and those long standing neighbours along Conway Road and request the Newport City Council rejects this application.

Please keep me informed of any updates or committee dates regarding this application.

Yours Faithfully