

From: Spencer, Mark (Elected Member)
Sent: Tuesday, September 01, 2026 11:02
To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>
Cc: Davies, Deborah (Elected Member) ; Pimm, Matthew (Elected Member)
Subject: FW: Planning application 26/0620 - 7 Conway Road

Good morning, Lydia

With reference to your email several days ago reference 7 Conway Road, please see email below from Councillor Davies, I fully support these comments.

Regards

Cllr Mark Spencer

From: Davies, Deborah (Elected Member)
Sent: 01 September 2026 09:59
To: NCC - Planning <Planning@newport.gov.uk>
Cc: Spencer, Mark (Elected Member); Pimm, Matthew (Elected Member)
Subject: Planning application 26/0620 - 7 Conway Road

Hello

I am concerned that again we are considering an application to turn this small two bedroomed property into a four bedroomed HMO.

Essentially the property is just too small for an application of this type.

It's necessary to consider the previous application and its subsequent rejection to provide a rationale for this more recent application. The attempt to find a solution to the previous concerns that were raised has led to the design of an upstairs shower room and toilet, utilising space that would have originally been allocated to two of bedrooms, making them substantially smaller. It concerns me that these room sizes are

considered adequate, in which an individual is expected to reside and store their belongings

The proposal that a 1.415m x 1.457m room would be an adequate private space in which to wash, dress and shower is a real concern. It's difficult to visualise how you will fit a toilet, a shower and a sink in a such a small space and still expect an individual to wash and dress.

The ongoing proposal that a shower room is acceptable when accessed via the kitchen remains a concern that was raised when the previous application was submitted and this has still not been addressed.

Finally Conway Road is a narrow terraced street, that sees heavy vehicle use as a rat run or cut through by drivers determined to avoid the lights on Chepstow Road. The additional cars and movement of four adults will add to this pressure. Parking is at a premium, which residents have always told us is a problem. The additionality of bins associated with a four bedroomed property would also be a concern. I cannot see any mention of bin storage, although if this were to be in the back garden, I very much doubt it would be utilised as it would mean taking the bins through the house on a weekly basis. Current home owners in the area find this unrealistic and keep their bins on the pavement outside their homes.

I support Councillor Spencer's request that this application is considered by the planning committee if planning officers are minded to approve.

Thank you so much

Deb Davies

Councillor Deborah Davies/Cynghorydd Deborah Davies

Beechwood Ward Member/ Aelod o'rward Beechwood

Deputy Leader / Dirpirwy Arweinydd

Cabinet Member for Education and Early Years/ Aelod Cabinet dros Addysg a Blynyddoedd Cynnar

Newport City Council/Cyngor Dinas Casnewydd