



NEWPORT  
CITY COUNCIL

CYNGOR DINAS

CASNEWYDD

## **HMO Pre- Application Planning Enquiry**

**Pre-Application Pre application enquiry reference number:** 25/0496

**Main Location:** 28 Brynglas Road Newport NP20 5RZ

**Subject Reference:** Planning Consultation Request for case ref: 25/0496

### **CHANGE OF USE FROM A 3 BEDROOM DWELLING (C3 USE) TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE) INCLUDING THE INSERTION OF A WINDOW IN THE FIRST FLOOR FRONT ELEVATION**

I refer to the above pre-application enquiry passed to Environmental Health Housing for comment.

I would have concerns regarding the proposals regarding the occupancy levels. As per the Newport City Councils HMO Standards, for a property of 6 persons (the proposed plans have 6 bedroom) there needs to be 2 combined bathrooms or shower rooms which is a room that contains a bath or a shower, water closet and a hand wash basin. In the proposed plans there is only a plan for 1 bathroom and 1 W/C therefore based on this we would only allow 5 persons to occupy the property.

As there are no exact measurements on the room sizes on the attached plans the bedrooms in both options would serve as bedsits and the requirement room size for 1 person accommodation is 13m<sup>2</sup> and for 2-person accommodation 18m<sup>2</sup> with kitchen facilities in the room as the plans have indicated there will be, please refer to Newport City council Licensing Standards <https://www.newport.gov.uk/documents/Housing-documents/HMO/HMO-Licensing-Standards.pdf>

The owner of the property will have to ensure adequate fire protection. A Fire Risk Assessment should be complete by a competent person, so the owner/ landlord is aware of the fire safety requirements. I would advise that the owner reviews the LACORS Fire Safety Guidance and also reviews the HMO Licensing Standards <https://www.newport.gov.uk/documents/Housing-documents/HMO/HMO-Licensing-Standards.pdf>

It may be of a benefit for the landlord/ owner to review the Pre-Licence inspection we offer where the Environmental Health Housing team will provide advice and guidance on HMO requirements. There is a fee for this service and further information can be found here <https://www.newport.gov.uk/en/Planning-Housing/Housing/Rented-housing/Houses-in-Multiple-Occupation/HMO-pre-licence-advisory-service.aspx>

If it is intended for the dwelling to be converted into a House in Multiple Occupation under the Housing Act 2004, Part 2, where it will be occupied by more than two households, the most appropriate person (usually the landlord/owner of the property) should apply to the Environmental Health Housing Team on 01633 656656 or [EHHousing@Newport.gov.uk](mailto:EHHousing@Newport.gov.uk) for a HMO licence.

Please read the attached "[Guidance Notes for Houses in Multiple Occupation](#)" which details standards and licensing conditions for HMOs subject to licensing.

In addition to HMO Licensing, private landlords are required by the Housing (Wales) Act 2014 to be registered. Also, private landlords who undertake letting and management activities or their managing agents, will need to obtain a licence from Rent Smart Wales and undergo training. For further information contact the Licensing Authority; Cardiff City Council, Rent Smart Wales, PO Box 1106, Cardiff CF11 1UA, Tel No: 03000 133344, website [www.rentsmartwales.gov.wales](http://www.rentsmartwales.gov.wales)

Regards



**Rebekah Nock**  
**Environmental Health Officer**