

APPLICATION DETAILS

No: 25/0842 **Ward:** Stow Hill

Type: Full

Expiry Date: 12th March 2026

Applicant: M Vincent

Site: 6 Blewitt Street Newport NP20 4DB

Proposal: **CHANGE OF USE FROM A DWELLING (C3) TO A FOUR BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO)**

Recommendation: **GRANTED WITH CONDITIONS**

1. INTRODUCTION

The application was presented to Members of the Planning Committee on the 4th March 2026 for consideration. The Officer report below was presented to Members with a recommendation of granting subject to conditions, however the Planning Committee resolved to refuse the application contrary to the recommendation within this report for the following reason:

The proposed use as a House in Multiple Occupation for 4no. unrelated adults would result in demonstrable harm to the living conditions of future occupiers due to the small kitchen area and its immediate proximity to the sole shared ground floor bathroom, creating an unacceptable relationship between these facilities. This relationship would significantly and adversely impact occupants amenity and wellbeing. No information has been provided to mitigate these concerns. The proposal is therefore contrary to the aims of Future Wales - The National Plan 2040, which seeks to improve health inequality; Planning Policy Wales (Edition 12), Section 2: People and Places: Achieving Well being Through Placemaking; and Policy GP2 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

1.1 Background:

This application is presented to Members of the Planning Committee at the request of Cllrs Thomas and Al-Nuaimi raising concerns of hygiene facilities, space standards, parking, waste and bicycle storage, lack of promotion of ecology, adverse impact on future occupiers.

1.2 Site Location and Context

1.2.1 The site is located near the city centre and is characterised by residential two storey terraced properties. Blewitt Street features on street parking which is permit controlled. The property features a private rear amenity space which is to be retained and facilitates the waste and recycling storage. Internally, the ground floor layout includes a lounge, dining room, kitchen and bathroom; with the first floor featuring three bedrooms.

1.3 Description of Development

1.3.1 The proposal seeks a change of use of the building to a four-bedroom House of Multiple Occupation. An additional bedroom is proposed to the ground floor accommodating a maximum of 4no. persons. No elevational alterations are proposed, however waste and bicycle storage is proposed in the rear amenity space. The kitchen and bathroom remain to be located on the ground floor.

1.3.2 Following the grant of the HMO Licence in December 2025, It is noted that the applicant confirmed the use of the building as an HMO commenced on the 1st February 2026.

2. RELEVANT SITE HISTORY

None.

3. POLICY CONTEXT

3.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

3.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 – Sustainability

SP13 – Planning Contributions

GP2 – General Amenity

GP4 – Highways and Accessibility

GP6 – Quality of Design

H8 - Self Contained Accommodation and Houses in Multiple Occupation

T4 – Parking

W3 – Provision for Waste Management Facilities in Development

3.4 SUPPLEMENTARY PLANNING GUIDANCE

- Waste Storage and Collection
- Wildlife and Development
- Parking Standards
- Housing in Multiple Occupation

4. CONSULTATIONS

4.1 **Gwent Police:** I note that this development is proposed to be used as an HMO. At present there is currently **1(one)** HMO property within a 50-meter radius of the proposed development.

I can confirm that the current call volume and demand from the single HMO property within the site area is not having a detrimental effect on Policing or the community within the location.

5. INTERNAL COUNCIL ADVICE

5.1 **Planning Contributions Manager:** The proposal represents a net nil gain in residential dwellings. As such, no s106 obligations are requested for affordable housing.

5.2 **Environmental Health Officer:** No response received to date.

5.3 **HMO Licencing Officer:**

Having regard to the room types/proposed use of rooms within the property the intended use appeared to be a 'shared house' HMO.

In providing a planning consultation response my colleague from the EH Housing team has confirmed he had regard to the room types/proposed use of rooms within the property, with the intended use appearing to be a 'shared house' HMO. In addition, he had regard to Newport City Council's Houses in Multiple Occupation (HMO) Licensing Standards document. In that document for a shared house the minimum kitchen size given for up to 5 persons is 7m². With respect to the kitchen at 6 Blewitt Street, on viewing the layout plan, the floor area was approximately 6.47m². All this information was used to formulate his response.

Where a HMO licence application is received showing room sizes that fall short of the sizes given in the document referred to above, on occasions whilst having regard to the proposed number of occupiers/maximum permitted number of occupiers, existing room design and layout, a discretionary deviation of up to a 10% has been allowed from the size specified in that document.

5.4 **Waste Manager:** We would anticipate the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole. From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collection being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

5.5 **Highways Officer:** Not policy compliant, but no objection subject to conditions.

Highway Comments:

The property does not have access to the rear for cycle and bin storage. However, this applies to the existing use and neighbours equally except that in a shared house there is no-one to take responsibility for waste management. As such it becomes an obstruction and amenity issue with bins permanently on footway.

The cycle store is not detailed so should be secured by way of a condition.

The change from three bed dwelling to 4 bed HMO requires an additional parking space to be provided to meet the requirements of the SPG. This is not possible, and the street already has a permit holder scheme for parking.

In summary the proposals do not meet policy requirements for parking, cycle parking or refuse storage, but there is insufficient demonstrable impact to raise a formal objection.

Suggested conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport

6. REPRESENTATIONS

6.1 NEIGHBOURS:

All properties with a common boundary with the application site were consulted (8no. properties) and a site notice displayed on the 7th November 2025.

6.1.1 NEIGHBOURS: 20no. objections (summarised)

- High concentration of HMO's in the area.
- Waste and recycling being mismanaged.
- Adverse impact upon neighbours.
- Inappropriate for the character of the area.

- Adverse impact upon future occupants amenity through overcrowding.
- Adverse impact upon parking, lack of cycle storage and highways.
- Kitchen size falls below HMO standards.
- Loss of family unit.
- Increase in noise levels.
- Greater pressure on local services.
- Increase in anti-social behaviour.
- Adverse impact upon drainage and water systems.

6.2 COUNCILLORS:

6.2.1 Councillor: Al-Nuaimi:

My comments on the above on the above planning Application as follows

1. It's regrettable to lose a communal area like a dining room in order to make space for an extra bedroom. However the proposed change from a dining room into an additional bedroom is not sufficiently significant to warrant opposing the application.
2. There is no mention of either the Waste bin area or the cycle store area, shown clearly in the plans on the existing and proposed Ground Floor Plans . That's a pity because both of these needs to be utilised on the site in order to remove the bins and recycling boxes from the footpath. And also to provide extra sustainability in an area with strictly controlled on-street parking policy. I propose a condition is put on the application if approved to ask for both areas to be added and made useable for the future residents.

As the application is for a change of use from a family house to a House in Multiple Occupation, the issue of density arises. Therefore this application should be turned down if it breaches NCC's SPG on HMOs. and their density threshold in the area.

11.12.2025

I am writing to ask that the above planning application seeking a change of use for no 6 Blewitt Street into an HMO and the conversion of a dining room into an additional bedroom to be referred to the Planning Committee.

The application has generated a lot of concern from the neighbouring residents, about the loss of a communal room the lack of accessible storage for waste bins and recycling boxes as well as the lack of an accessible bicycle storage. There is no additional on-street parking spaces and there is also the question of adding to the density of HMOs in the area.

6.2.2 Councillor Thomas:

This application appears to propose the creation of an HMO with the minimum of adaptation and expenditure on a pre-existing property.

To provide for a total of at least 4 unrelated adults with no additional hygiene facilities to accommodate their toileting and bathing needs appears to promote discontent and friction within the property.

The area of the proposed kitchen appears unlikely to be able to provide enough space for more than a minimum of fridge and freezer space or food preparation working surfaces. I would suggest that this promotes negligence of food storage and preparation hygiene.

The room proposed as bedroom 2 appears to have insufficient useable space to accommodate a bed for one adult, table or desk surface, a chair, and insufficient storage area for personal possessions. It's occupant will be living in cramped conditions due to the pre existing partitioning which greatly reduces the space. There appears to be a further encroachment into the bedroom on the middle left wall - possibly a fire place?

Parking spaces in Baneswell are regulated through a permit system and if any tenants made applications for these it would further restrict the spaces available to pre-existing residents. Any proposal suggested by a landlord that tenants will not be car owners can not be assured and as will cause further disruption and resentment to pre-existing residents.

There is no indication of the dimensions of the bin or cycle storage areas. It seems unlikely

that the space marked for cycles would contain 4 comfortably.

I am aware that other recent applications have suggested provision for the promotion of the local ecology and wildlife. It is noted that the applicant has only declared 'no protected species' etc. however, the outside amenities for tenants could have been promoted and these may have been of interest to the members of the Planning Committee.

This application appears to be an attempt to seek to maximise commercial gain through creating accommodation in a cheap property in one of the more deprived area of the city. It is doubtful if this property will contribute to enhancing the lives of our citizens who find themselves as its tenants. No proposals have been put forward which have shown any appreciation of the needs of unrelated adults living in an HMO environment in what would formerly have been a family home.

This applications appears to be unsuitable to be recommended.

7. ASSESSMENT

7.1 Principle of Development:

7.1.1 The application site is located within a settlement boundary as designated by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development accords with Policy SP1.

7.2 Planning Contributions

7.2.1 The consultation response from the Planning Contributions Manager confirms that as the scheme would not result in a net increase in the number of dwellings, no contributions are required to be secured via a Section 106 agreement.

7.3 Impact upon Amenity

7.3.1 Numerous concerns have been raised by local residents and Councillors on the aspect of residential amenity for neighbours and future occupants. Given the proposed use as a C4 House of Multiple Occupation, the noises generated would be similar to that of the existing dwellinghouse given that the existing and proposed uses are by nature, residential. Furthermore, noise levels within a residential unit are controlled via separate legislation under Building Regulations 2010, therefore, to secure a scheme of noise insulation in the interests of future occupants would be considered as a duplication of controls thereby not meeting the six tests for the attachment of conditions as contained within Welsh Government Circular WGC 016/2014 (The Use of Planning Conditions for Development Management, Oct 2014).

7.3.2 The proposal does not include any additional built form or additional window openings; therefore, the scheme would not alter existing relationships regarding overshadowing, levels of daylight and sunlight entering neighbouring properties, outlook or levels of privacy.

7.3.3 The proposal retains the rear amenity space to serve the needs of future occupants. The siting of the waste and cycle storage area is likely to overlap the window serving the proposed bedroom 4. Specific details of the waste and cycle storage structures are not included within the application; it is considered that the waste and bicycle store should be located away from the bedroom window to ensure sufficient outlook and daylight/sunlight levels received. A waste and bicycle storage scheme is therefore secured by way of condition.

7.3.4 The windows serving the upstairs bedrooms are all served by a single window as per the existing layout; as such, it is considered that each bedroom would receive adequate levels of daylight, outlook and ventilation.

7.4 Houses in Multiple Occupation Assessment

7.4.1 The Houses in Multiple Occupation SPG document outlines that each one person bedroom unit has a minimum room size of 6.5sqm, communal kitchens 7sqm, and communal lounges 10sqm.

- 7.4.2 The room sizes (sqm) are detailed below:
Lounge: 13.4
Kitchen: 6.5
Bedroom One: 9.5
Bedroom Two: 7.2
Bedroom Three: 6.9
Bedroom Four: 8.8
- 7.4.3 All bedrooms and the lounge area exceed the minimum size standards. However, the kitchen fails to meet the minimum standards as required through the HMO licensing process which requires 7sqm as noted above and measures 6.5sqm.
- 7.4.4 The HMO Licensing department originally raised concerns with regards to the size of the communal kitchen. Despite this, they have subsequently confirmed that an HMO licence has been issued on the 29th December 2025 for 6 Blewitt Street for the use of the property as a 4 bedroom, 4 person House in Multiple Occupation. The Planning Officer queried the initial consultation response with the HMO Licencing Officer who confirmed that despite the kitchen area falling marginally below their internal space standards, they applied a discretionary 10% room reduction size and therefore issued the HMO licence.
- 7.4.5 Accordingly, given that a HMO licence has been granted by the Council it is the view of the LPA that any concern relating to non-compliance with the kitchen size would not warrant the refusal of this application as there are no adopted planning standards for HMO's and instead the licencing standards are applied/relied upon to establish adequate living conditions for future occupiers. It would be unreasonable to pursue this course of action when the HMO Licensing department has granted a HMO license having considered them against their own requirements.
- 7.4.6 The site lies within a 15% HMO Threshold area as identified by the adopted SPG; as such, only 15% of the housing stock shall be allowed to be used as an HMO. The Council shall not only consider licenced properties, but also where planning permission has been previously granted.
- 7.4.7 Using a 50m radius as measured from the address point of the application site, a desktop assessment has been undertaken to ascertain what planning consents exist within that area for HMO's alongside the number of licensed HMOs. Only dwellings that contain a full front elevation are included within the assessment as per the guidance contained within the HMO SPG. The total amount of dwellings within a 50m radius was calculated to be 44no.
- 7.4.8 Assessment of the planning history covering the above sites has not returned any previous planning consents for HMO uses. Similarly, the application site is the only licensed HMO within the 50m radius.
- 7.4.9 The total number of HMO's within the 50m radius (including the application site) equates to 2.3% of the housing stock (1 HMO). Therefore, this falls below the 15% threshold and is found to be acceptable in terms of the density of HMO's in the area.

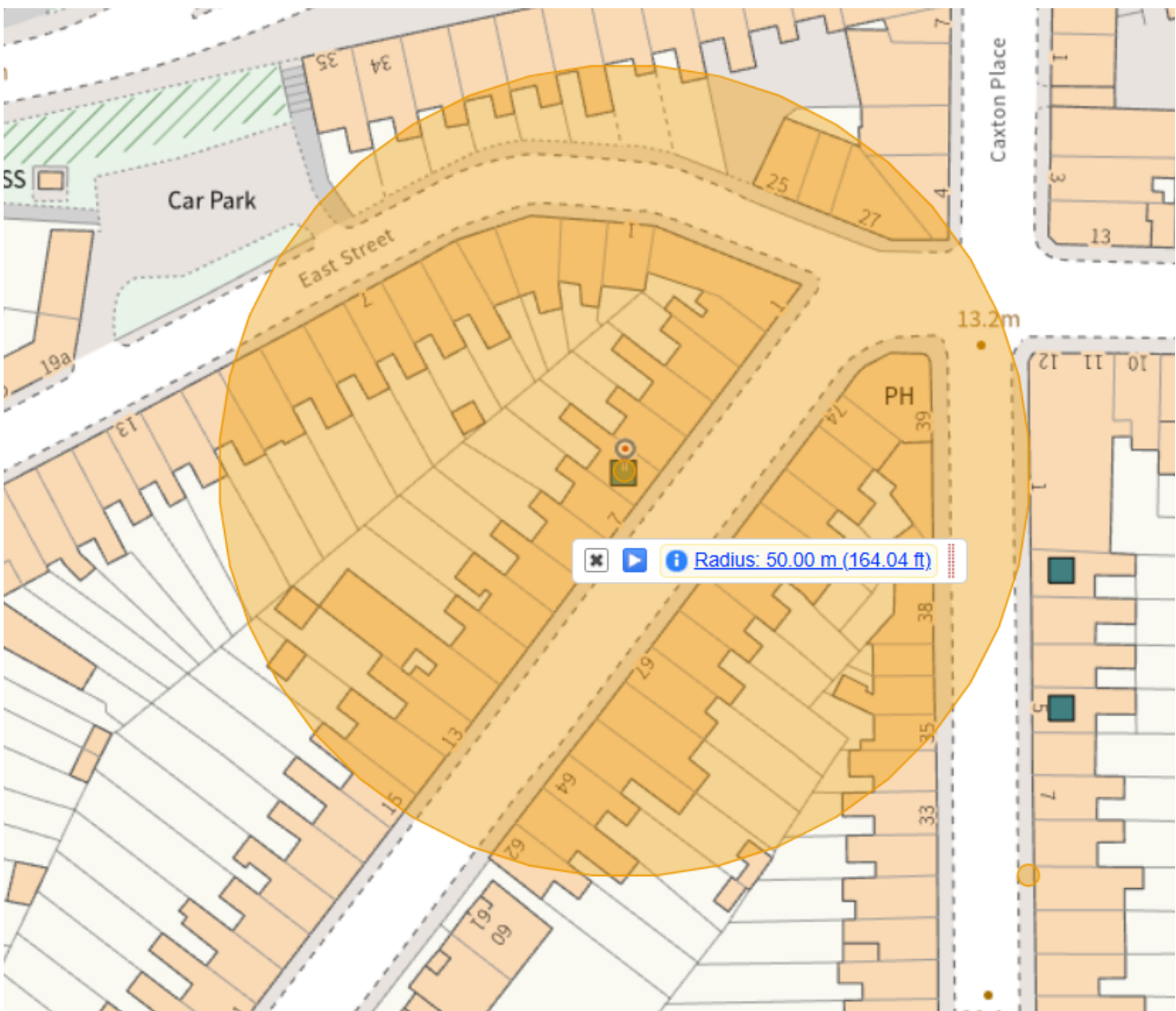


Figure 1: Map showing 50m radius from 6 Blewitt Street.

7.5 Impact on Highways and Parking

7.5.1 The Highways Officer comments outline that the proposal is not strictly policy compliant but raised no objection subject to the attachment of conditions relating to cycle storage. The site is located approximately 32m from the city centre shopping area and approximately 160m to Newport train station. The site location therefore benefits from a range of amenities in close proximity and the provision of a significant transport node linking to neighbouring major cities. Members will note the recent appeal decision at 33 Walmer Road where an Inspector found it acceptable to have access to cycle parking through the dwelling on a terraced property finding no substantive reason why it would harm living conditions or deter occupants from using bicycles.

7.5.2 Turning to parking, the area is controlled through the residents parking permit scheme. Further commentary from the parking permit team confirms that each Blewitt Street address is entitled to 2no. parking permits per year, along with 30no. visitor permits per rolling year. The permits are issued on a first come first served basis; therefore, should more than two residents have vehicles, the occupants would be made aware the permit scheme is in place. If a new resident requests a parking permit, evidence must be provided from the Landlord confirming a resident change – therefore this would control the total amount of residents permits issued to an address. As parking in the area is permit controlled, despite existing on street parking pressures, the parking arrangement is considered acceptable given that the existing use would be entitled to same number of parking permits per year.

7.5.3 Due to the highly sustainable nature of the site no concern or objection is raised in respect of parking provision as the proposal is considered to accord with the aims and objectives of local and national planning policies which seek to reduce the amount of off street parking within suitable, sustainable locations and to facilitate the modal shift away from trips made

by private vehicles, this accords with the aims of Llwybr Newydd: the Wales Transport Strategy, which sets a mode share target of 45% of journeys to be made by walking, cycling and public transport by 2040, Policies 2 and 12 of Future Wales, Planning Policy Wales 12 (4.1.50 - 4.1.53) and Objective 2 and Policy SP1 of the Newport City Council LDP.

7.6 **Biodiversity**

- 7.6.1 In respect of ecology and biodiversity the site as existing comprises a residential dwelling and garden area, all floors of the property are currently available for occupation and no conversion of the loft space is required. Additionally, the garden areas are part hard surfaced currently, with proposed turf to be laid in Spring, within an urban environment therefore, the site offers little ecological value and the potential habitat for bats or other European Protected Species is limited.
- 7.6.2 Planning Policy Wales (Ed.12) sets out that " Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species (not including non-native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems" (para 6.4.5). This element and subsequent requirements in Chapter 6 of PPW respond to the Section 6 Duty of the Environment (Wales) Act 2016.
- 7.6.3 The application does not include a Green Infrastructure Statement; however given the scale of development and existing urban character of the area, it is considered that biodiversity enhancement options are limited. During the course of the application a bird box has been erected in the rear garden which is considered to achieve the aims of PPW (Ed12) regarding biodiversity net gain in accordance with Policy GP5.

7.7 **Other Matters**

- 7.7.1 The majority of issues raised via the public consultation have been addressed within the earlier sections of this report, however, the below issues remain outstanding and are addressed for completeness:
- 7.7.2 Concerns have been raised regarding property values, however this is not a material planning consideration and is therefore given limited weight in the consideration of this application.
- 7.7.3 A number of comments relate to the mismanagement of refuse leading to adverse impacts upon the wider area. It is acknowledged that where refuse is mismanaged this can lead to an adverse impact. However, planning legislation is limited on this aspect in that suitable waste and recycling storage areas can be secured by way of condition in the rear garden so bins are not stored on the pavement, however the onus remains with the occupants to ensure that they manage and store their waste in a considerate and appropriate manner. Where the mismanagement of waste becomes prolific, it is understood that the Environmental Health team have sufficient powers to address matters of public health.
- 7.7.4 The nature of occupiers is not a material consideration in the assessment of a planning application; it would not be reasonable to assume that a person occupying a HMO would not be of good character therefore comments made in this regard have been given little weight in the assessment of this application.
- 7.7.5 Turning to resident numbers, this is to be restricted by condition to 1no. person per unit – totalling 4no. persons. This is considered reasonable given the internal spaces standards for residents.

8. **OTHER CONSIDERATIONS**

8.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered

that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

8.2 **Equality Act 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

8.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

8.4 The above duties have been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.

8.5 **Planning (Wales) Act 2015 (Welsh language)**

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

8.6 **Newport's Well-Being Plan 2018-23**

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

9. **CONCLUSION**

9.1 The proposed was determined to be unacceptable with regard to the size of the kitchen and its proximity to the existing bathroom result in harm on the amenity of occupiers contrary to the aims of Future Wales – The National Plan 2040, Planning Policy Wales (Ed.12) and Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

10. **DECISION**

REFUSED

01 The proposed use as a House in Multiple Occupation for 4no. unrelated adults would result in demonstrable harm to the living conditions of future occupiers due to the small kitchen area and its immediate proximity to the sole shared ground floor bathroom, creating an unacceptable relationship between these facilities. This relationship would significantly and adversely impact occupants amenity and wellbeing. No information has been provided to mitigate these concerns. The proposal is therefore contrary to the aims of Future Wales - The National Plan 2040, which seeks to improve health inequality; Planning Policy Wales

(Edition 12), Section 2: People and Places: Achieving Well being Through Placemaking; and Policy GP2 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP13, GP2, GP4, GP6, H8, T4 and W3 were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.