

HMO Planning Consultation Response

Email: steven.kettles@newport.gov.uk

Subject: Planning application reference number: 25/0872

Location: 8 Clyffard Crescent, Newport, NP20 4GE

Application Description: CHANGE OF USE FROM A HOUSE IN MULTIPLE OCCUPATION (C4 USE) TO A 6 BEDROOM 7 PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS USE)

26th February 2026

I refer to the above planning application passed to the Environmental Health Housing Team for comment.

I confirm I have no objection regarding the proposed change of use to a 6 bedrooms and 7 persons house in multiple occupation (HMO) at **8 Clyffard Crescent, Newport, NP20 4GE**.

Where there is a proposed change of use to the number of persons and/or households occupying the dwelling used as a house in multiple occupation under the Housing Act 2004, Part 2, the most appropriate person (usually the landlord/owner of the property) must contact the Environmental Health Housing Team on 01633 656656 or EHHousing@newport.gov.uk with regard to HMO licensing.

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

Regards



Steven Kettles
Environmental Health Officer
Environmental Health Housing Team