

**From:** Kettles, Steven (Environmental Health Officer)  
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**Sent:** 26 February 2026 16:05  
**To:** Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>  
**Subject:** Planning Application Reference: 25/0872 - 8 Clyffard Crescent, Newport

Hi Emma

I have attached a planning consultation response and would advise that you ignore any previous response from the EH Housing team in regard to planning application reference 25/0872.

With regard to your comment regarding an inner room, this would be a room where the only exit is through another room to a final place of safety. On viewing the floor plans attached Bedroom 1 appears to lead into the hallway (not an inner room) with stairs giving access from the lower ground floor to the first floor which has a doorway providing access from the building.

Where a HMO licence application is received showing any room sizes that fall short of the sizes specified in the document attached, on occasions a discretionary deviation from the minimum size has been allowed from the sizes in that document. For example, this has been given after determining how much smaller the space is from the standard, the proposed number of occupiers, sizes/type of rooms throughout the property, room design and layout.

I also observed on viewing the attached plans showing room sizes at least 4 persons (using rooms 1,2 and 3) have sufficient space to use them as bedsits. Therefore, only 3 persons would need to use the communal living room. This also eases pressure on available communal living space.

A visit will be made in due course by the EH Housing team to check the property due to a HMO renewal application and increase in numbers.

Regards

Steve Kettles  
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