

## **Cooke, Jacob (Senior Planning Officer)**

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**From:** Cooke, Jacob (Senior Planning Officer)  
**Sent:** 03 February 2026 10:43  
**To:** Cooke, Jacob (Senior Planning Officer)  
**Subject:** FW: 6 Blewitt Street Newport NP20 4DB

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**From:** Andrews, James (Licensing Officer (HMO)) <James.Andrews@newport.gov.uk>  
**Sent:** 02 February 2026 15:01  
**To:** Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>  
**Cc:** Kettles, Steven (Environmental Health Officer) <Steven.Kettles@newport.gov.uk>  
**Subject:** RE: 6 Blewitt Street Newport NP20 4DB

Hi Jacob

I have investigated this a bit further and discussed with my colleague Steve who set the response to the consultation. 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 7m<sup>2</sup>. With respect to the kitchen at 6 Blewitt Street, on viewing the layout plan, the floor area was approximately 6.47m<sup>2</sup>. 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.

James