

# Planning Statement

**Proposed Use:** Change of use to a High-Quality House in Multiple Occupation (HMO)

**Address:** 19 St Mary Street, Newport, NP20 4DG

## 1. Introduction

This statement has been prepared in support of a planning application for the change of use of 19 St Mary Street, Newport, from a single-family dwelling (C3) to a high-quality House in Multiple Occupation. The property is a traditional mid-terrace dwelling situated within an established residential area close to Newport city centre.

## 2. Property Context

The dwelling forms part of a continuous terrace of similar properties, many of which are already in a mix of residential uses. The property is located in a highly accessible area, within short walking distance of Newport city centre, Newport railway station, and multiple bus routes. The immediate area is well-served by shops, services, leisure facilities, and employment opportunities.

## 3. Proposal

The proposal is for the conversion of the property into a high-quality HMO accommodating a small number of residents, with each room meeting or exceeding local authority space standards. Shared facilities will be designed to a high standard to promote comfortable, safe, and sociable living. The property will be professionally managed to ensure ongoing maintenance and compliance with housing and licensing requirements.

## 4. Parking Provision and Transport Accessibility

No additional on-site parking is proposed as part of this application. This is considered appropriate and justified given the property's sustainable location:

- **Proximity to public transport:** The property is within a short walk (approx. 8 minutes) to Newport railway station and multiple bus stops providing frequent local and regional services.
- **Cycling accessibility:** The surrounding area benefits from established cycle routes, and secure indoor cycle storage will be provided within the property to encourage sustainable travel.
- **Local amenities:** Shops, supermarkets, health services, and employment centres are all accessible on foot, reducing reliance on private vehicles.

This approach is in line with local and national planning policies promoting sustainable development, reduced car dependency, and efficient use of urban land.

## 5. Compliance with Policy

The proposed development accords with the relevant policies in the Newport Local Development Plan, particularly those relating to:

- Sustainable transport and reduced reliance on private cars.

- Providing a mix of housing types to meet identified needs, including HMOs in appropriate locations.
- Ensuring high standards of residential amenity and management.

## **6. Conclusion**

The proposal will deliver a well-managed, high-quality HMO in a highly sustainable location without causing adverse impacts on the character of the area or local transport infrastructure. The absence of additional parking provision is justified by the property's excellent access to public transport, walking, and cycling facilities. The change of use will contribute to the diversity of the local housing stock and support the city's aim of providing varied and affordable housing options in sustainable locations.