

# Delegated Decision Report

Application No:	25/0648	Statutory Expires:	Period	23rd October 2025
Site:	<i>19 St Mary Street Newport NP20 4DG</i>			
Proposal:	<i>CHANGE OF USE FROM 1 NO. THREE BEDROOM FLAT AND 1 NO. FOUR BEDROOM FLAT TO 1 NO. 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION</i>			
Applicant:	<i>M Ahuja</i>			
Type:	Full	Ward:	Stow Hill	
Decision:	REFUSED			

## 1. BACKGROUND

- 1.1 A House in Multiple Occupation (HMO) is a house occupied by people who are usually unrelated and have private bedrooms but shared facilities such as kitchens, living areas and bathrooms. Up to 2 unrelated tenants can reside in a property that is still classed as a C3 dwelling for planning purposes. However, once unrelated tenants exceed this number, the property is referred to as a HMO. In planning terms, up to 6 unrelated individuals is classed as a HMO in Use Class C4. Anything above 6 would be considered as a Sui Generis use (in a class of its own). In this case, 6 tenants are proposed. In a HMO, like a dwelling, the occupants are expected to live as a household, sharing facilities in the property. However, typically they will occupy with tenancy agreements or contracts per room/occupant. Whilst the house could be rented by a family or 3 or more unrelated individuals, it is a residence either way and rent may be paid to a landlord in either scenario.
- 1.2 The personal details of occupants themselves is not a planning matter. Neither is the reputation, background, business, etc of the landlord/owner. The Local Planning Authority will and can only concern itself with land use planning considerations in the public interest and consequently concerns for the identity of future HMO occupiers, the details of rental agreements and charges, the history and personal details of the landlord and other similar matters, will not ordinarily inform a planning application assessment and are not considered relevant to this case.

## 2. SITE LOCATION AND CONTEXT

- 2.1 The application site is located within the settlement boundary as defined by the Newport City Council Local Development Plan 2011 – 2026 (Adopted January 2015) (LDP). The site is not subject to any allocations on either the LDP Proposals Map or the LDP Constraints Map.
- 2.2 The site itself consists of a traditional two storey terraced property that directly fronts St Mary Street. The property currently contains accommodation spread over three floors, with the Existing Floor Plans showing a three bedroom flat on the ground floor accessed directly off St Mary Street. A four bedroom flat contained within the first and second floors of the property is also provided and this is accessed at first floor level via a footpath to the side of the property.
- 2.3 The rear of the site consists of a private garden area which is elevated from the property and accessed via steps from the footpath. There is no off road car parking provided within the confines of the site.

## 3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks full planning permission for the change of use of 19 St Mary Street from 1 no. three bedroom flat and 1 no. four bedroom flat to 1 no. six bedroom house in multiple occupation.
- 3.2 The Proposed Floor Plans indicate that the HMO would be laid out to include a kitchen, three bedrooms (two with en-suite bathrooms) and a bathroom (for use by the occupier of Bedroom 3) at ground floor level, a further two bedrooms (both with en-suite bathrooms) and kitchen at first floor level and a sixth bedroom, bathroom and storage area within the loft space.

- 3.3 Access into the HMO would be provided off St Mary Street, directly into the building itself and also into the rear portion of the site via a footpath along the side of the property.
- 3.4 The site would include an amenity area, which is raised above the level of the dwelling due to the topography of the land and accessed via steps, along with facilities for the storage of bicycles and waste. There is no off road car parking provision provided.

#### **4. RELEVANT SITE HISTORY**

- 4.1 None.

#### **5. PLANNING POLICY**

- 5.1 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

- 5.2 Planning Policy Wales (Edition 12) 2024:

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion

- 5.3 Newport Local Development Plan (2011-2026):

SP1 (Sustainability)

SP18 (Urban Regeneration)

GP2 (General Amenity)

GP4 (Highways and Accessibility)

GP5 (Natural Environment)

GP6 (Quality of Design)

GP7 (Environmental Protection and Public Health)

T4 (Parking)

W3 (Provision for Waste Management Facilities in Development)

H8 (Self Contained Accommodation and Houses in Multiple Occupation)

- 5.4 Supplementary Planning Guidance:

Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (Updated January 2017).

Parking Standards Supplementary Planning Guidance (Adopted August 2015).

#### **6. CONSULTATION RESPONSES**

- 6.1 Local Highways Authority:

No objection subject to conditions.

The changes result in no significant change in car parking requirements and no practical impact.

Details of the cycle parking are not considered to provide sufficient quality and security. The external store should have access independent of the bin store and Sheffield style racks to constitute appropriate provision. The internal store also needs racks to be practical/secure. These issues could be addressed via conditions.

Access to the rear is an issue along with refuse being potentially left on highway permanently. This applies to the existing and adjacent properties as well so does not raise any objection. In conclusion there are no highway related objections subject to the following conditions.

Notwithstanding the submitted plans, and 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.

6.2 Environmental Health Officer:

I confirm I have no objections to the proposal; but noise disturbances between bedrooms and neighbouring properties should be of concern as such the following condition should be attached to any permission granted;

Prior to first occupation, a scheme of sound insulation works to the (floor/ceiling)\*/(party wall)\* structure between bedrooms and neighbouring properties shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

6.3 Environmental Health – Housing:

I confirm I have no objection regarding the proposals for CHANGE OF USE FROM 1 NO. THREE BEDROOM FLAT AND 1 NO. FOUR BEDROOM FLAT TO 1 NO. 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION.

Please note that the minimum bedroom size required for a one-person accommodation in a Shared House is 6.51m<sup>2</sup>, and for a two-person accommodation, it is 11m<sup>2</sup>. To determine the appropriate number of occupants, consideration must also be given to the number, type, and quality of amenities available within the property. For full details, please refer to the guidance document titled Houses in Multiple Occupation (HMO) – Property Standards – Standards for HMOs Subject to Licensing, available at: <https://www.newport.gov.uk/documents/Housing-documents/HMO/HMO-Licensing-Standards.pdf>

There is no information provided on any intended fire precautions. The owner of the property will have to ensure adequate fire protection. A Fire Risk Assessment should be complete by a competent person, so the owner/ landlord is aware of the fire safety requirements. I would advise that the owner reviews the LACORS Fire Safety Guidance and also reviews the HMO Licensing Standards: <https://www.newport.gov.uk/documents/Housing-documents/HMO/HMO-Licensing-Standards.pdf>

If it is intended for the dwelling to be converted into a House in Multiple Occupation under the Housing Act 2004, Part 2, where it will be occupied by more than two households, the most appropriate person (usually the landlord/owner of the property) should apply to the Environmental Health Housing Team on 01633 656656 or [EHHousing@newport.gov.uk](mailto:EHHousing@newport.gov.uk) for a HMO licence.

6.4 Waste and Recycling:  
No response received.

6.5 Gwent Police:  
No response received.

**7. PUBLIC REPRESENTATIONS**

7.1 Neighbour notification letters were sent on 4<sup>th</sup> September 2025 and a Site Notice was displayed on 12<sup>th</sup> September 2025. Four letters of objection were received and are summarised as follows:

- There is no need for the proposal and it is unwanted.
- There is a growing cluster of HMOs in the local area.
- The proposal has a detrimental impact on the character and amenity of St Mary Street.
- There are no waste storage facilities to the front of the site and the proposed waste storage facility within the rear garden is unlikely to be used.
- Any bins stored within the alley is a safety risk, impacting upon access to the property by emergency services.
- The surrounding area is under heavy parking pressure, which the proposal would exacerbate.
- Claims that future residents won't own private cars is unrealistic.
- The proposal will add to pressure on local infrastructure.
- The proposal will impact upon local elderly and vulnerable residents.
- There is no communal space proposed within the HMO, with the proposal prioritising occupancy over resident quality of life.
- The proposal amenity area is unsuitable and is a concrete yard lacking greenery and usability.
- The proposals involve significant changes to the building.
- A birdbox alone does not qualify as meaningful green infrastructure.

7.2 COUNCILLORS: Councillor Miqdad Al-Nuaimi and Councillor Kate Thomas were consulted on the proposal, with both raising objections. The objections to the proposal are as follows:

Councillor Miqdad Al-Nuaimi:

I examined the papers available for the above proposed Planning Application and these are my comments:

1. Is there a missing drawing from the available documents showing the existing layouts of the Ground Floor, First Floor and Second floor. I could not see where the existing 1 3-bedroomed flat and the 1 4-bedroomed flat are.
2. I looked at the proposed 6-bedroomed proposed House in multiple occupation. I am concerned about at least the size of one bedroom, Bedroom 3 area 9.4 square meters. This is truly small and in the absence of a communal room facility in the proposal to be shared by 6 tenants, this is not acceptable. The sizes of the kitchens indicate this is an overdevelopment of the mid-terraced house.
3. There is no adequate parking for 6 people sharing the House. St Mary's St has a controlled Residents only Parking. And the other parking available is a limited waiting parking. Therefore the proposal does not provide adequate parking for a 6-bedroomed HMO.
4. Although there is an outbuilding indicated to be used for cycle storage and recycling/waste bins, it is not clear how these can be taken to and from the outbuilding to the street and vice versa. The likelihood is that the waste and recycling bins will be left on the footpath with their associated adverse problems.
5. The so called amenity area 50m square is basically a backyard and that cannot serve as a true amenity area.

For all those reasons I think the proposal represents an overdevelopment and being an HMO, it is likely to undermine community cohesiveness in the local Baneswell community I would like to object to it.

Councillor Kate Thomas:

It is unacceptable to negate the pressure on street parking that HMO resident car owners will present. The applicant, or their agent, are not invited to propose that their tenants will not, or never will, own cars and such claims should not be considered. There are pre-existing issues on the street and very few opportunities for unrestricted parking in the immediate area. It is true that the property is close to public transport provision but, as is evidenced by the number of cars in the area, this does not mean people do not want to own vehicles and most of the surrounding street's houses will be entitled to apply for 2 parking permits.

The proposals cover a three-storey property however the application does not mention fire escapes, training or information to tenants.

Outside the property is a designated disabled parking bay. Unless the owner is a blue-badge holder and will be resident at the address, this space should be relinquished to the council and the markings should be removed.

It should be evidenced how claims about enhancing the ecology at the property to encourage nesting birds will actually be met. The amenities area immediately behind the house does not appear to be garden space. Is this a grassed area and would be area be undisturbed? Will there be facilities provided for tenants to enjoy the outside area? It would seem impossible to imagine bird nesting boxes being used, even if 'inspected'.

Visiting the front of the property, and on the Google Street View, the general waste bin is left on the pavement, despite there being a side passageway. This council expect conscientious recycling, and boxes and bags, for the use of 6 adults, will add to pavement congestion and be a disamenity to the other residents of the street. Furthermore, with 6 residents, the property will be entitled to a larger general waste bin which will need appropriate and prompt storage between collections.

Details are not provided of changes to the internal layout of rooms. Can the applicant supply details of the room dimensions after partition walls are installed, as reduced space in the rooms may make tenants lives cramped and uncomfortable without adequate space to accommodated basic furniture and the storage of possessions?

It appears that the applicant proposes that 6 adults live in the property with no communal living areas, other than food preparation and dining areas. This would appear to be unacceptable for any HMO which should provide houses where tenants should be able to live comfortably.

The application's claim that this will be a 'well managed' HMO is subjective and will not be a claim that can be substantiated, particularly at this stage. There is no claim of staff being employed to ensure adequate supervision and control. These proposals appear to promote the creation of too many units in an attempt to maximise income at a cost to residents in the street and their family lives.

I am not able to support this application.

## **8. ASSESSMENT**

### **8.1 Principle of Development:**

8.1.1 In terms of the principle of the development, the application site consists of previously developed land within the defined urban boundary. It is considered that the reuse of the building would be consistent with Policies SP1 and SP18 and the general brownfield strategy within the Local Development Plan, which encourages the reuse of existing buildings.

8.1.2 Policy H8 (Self Contained Accommodation and Houses in Multiple Occupation) is relevant to the application and states:

*Within the defined settlement boundaries, proposals to subdivide a property into self-contained accommodation, bedsits or a house in multiple occupation will only be permitted if:*

- i. the scale and intensity of use does not harm the character of the building and locality and will not cause an unacceptable reduction in the amenity of neighbouring occupiers or result in on street parking problems;*
- ii. the proposal does not create an over concentration of houses in multiple occupation in any one area of the city which would change the character of the neighbourhood or create an imbalance in the housing stock;*
- iii. adequate noise insulation is provided;*
- iv. adequate amenity for future occupiers.'*

8.1.3 Based, on the above, the general principal of the use of site as a HMO is acceptable, subject to the proposal meeting the relevant criteria, which will be assessed further below.

## **8.2 Character and Appearance:**

8.2.1 In terms of criteria i) of Policy H8, this part of the St Mary Street streetscape is characterised by mainly traditional terraced properties, which are in residential use, most commonly as single dwellings. Properties within the vicinity do not generally benefit from off street car parking provision, with residents parking their vehicles on the surrounding streets. The proposal seeks to retain a residential use for the property, which would be largely compatible with the local area. It is not therefore considered that the use alone would adversely impact the character of the building or that of the locality.

8.2.2 There would be no changes proposed to the external elevations of the property, with the change of use taking place within the footprint of the existing building, therefore no different impact would arise from the development relative to the existing. The proposal does however include physical changes to the interior, which include the removal of two internal walls and the creation of additional partitions to allow for the creation of en-suite bathrooms. The physical works are considered to be minor in nature and the internal configuration would not have any unacceptable adverse impact upon the character and appearance of the application site or surrounding area.

## **8.3 Residential Amenity:**

8.3.1 The application site is located in a residential area of which the proposal would be compatible with. There is existing residential accommodation within the building and whilst it is acknowledged that the proposal may lead to an increase in comings and goings, the activity would remain residential in nature and would be appropriate within a residential area. Additionally, it is the case that legislation outside the planning process exists to address and control issues related to noise nuisances. Taking these factors together, it is not considered that the proposal would change the use of the property to such an extent which would harm the living conditions of neighbouring occupiers. As such, it is considered that the change of use would result in an acceptable impact upon the residential amenities of neighbours.

## **8.4 Car Parking and Highway Safety:**

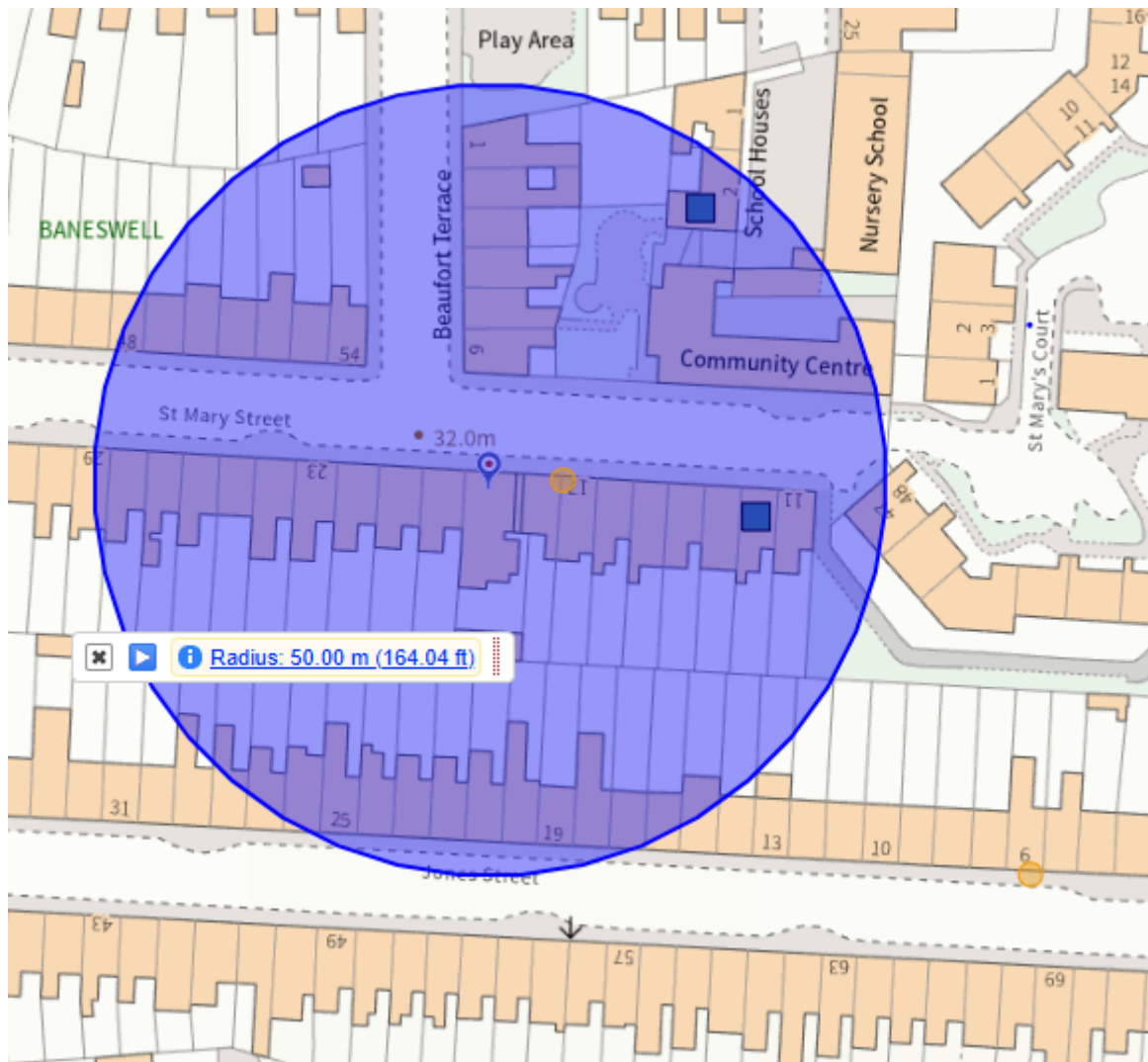
8.4.1 The application site is located within Parking Zone 2. The submitted floor plans indicate that the building consists of two residential units, which would generate a car parking requirement of one space per bedroom, resulting in a total requirement of seven spaces. The proposed HMO would contain six bedrooms, which would equate to an SPG car parking requirement of six spaces, along with one visitor space, totalling seven spaces. As such, there would be no change in the car parking requirements between the existing and proposed uses.

8.4.2 The concerns submitted by the Local Members and residents regarding car parking are noted and it is acknowledged that no car parking spaces would be provided as part of the development. Notwithstanding this, Inspectors at planning appeal will often assume that car ownership in HMO properties will be lower and most notably in sustainable locations, such as this. The Local Planning Authority may not agree with this stance, particularly where no evidence of it is given but being aware of recent appeal decisions, the generally positive attitude of the Welsh Inspectorate to HMOs in sustainable locations, irrespective of whether they have off street parking and the policy move of maximum parking standards rather than minimum standards espoused in the SPG, it is considered that there is no demonstrable adverse effect in relation to parking demand that could robustly be argued to impact upon highway safety or upon neighbouring amenity in this case. Furthermore, PPW12 and Future Wales backs lower levels of car parking provision in sustainable locations.

## **8.5 Concentration of HMOs:**

8.5.1 Criteria ii) of Policy H8 requires that the proposal does not create an over concentration of houses in multiple occupation in any one area of the city. Further to this, the adopted HMO SPG, which must also be afforded substantial weight in decision making, states that '*clusters of HMOs can alter the composition of a community and detract from local visual amenity.*' The guidance introduces a threshold above which HMOs are considered to detract from the character of the area. In general, the Council will not support a planning application that would take the number of HMOs, considered as a proportion of the local housing stock, above a

specified limit. In 'defined areas' this limit is 15%, in other areas, 10%. This site is located within the 15% threshold area.



8.5.1 The image above shows a 50 metre radius taken from the address of the application site. It shows that there are two existing registered HMOs present. The Council's HMO Licensing Officer has however advised that there is only one currently present, that being 12 St Mary Street. Notwithstanding this, if the application were to proceed, and the calculation is to include two existing HMOs and the proposed, they would make up approximately 8% of the local housing stock. Consequently, the concentration of HMOs within the 50 metre radius would remain as less than the 15% threshold and so HMO concentration levels are not grounds to refuse permission in this case.

## 8.6 Noise and Amenity of Future Occupiers:

8.6.1 Criteria iii) of Policy H8 requires that adequate noise insulation is provided. The Council's Environmental Health Officer has indicated that noise disturbances between bedrooms and neighbouring properties is of concern, however has recommended that this can be mitigated by a condition requiring the submission of a scheme of sound insulation works should planning permission granted. Given the residential nature of the area, it is not considered that a Noise Report which would assess the impact of external noise on the internal ambient noise of the proposal be provided with the application. As such, it is considered that the requirements of Criteria iii) of Policy H8 can be met.

8.6.2 Criteria iv) of the Policy H8 requires that adequate amenity for future occupiers of the development is provided. In addition, the Housing in Multiple Occupation SPG, outlines that rooms should be arranged and designed in a manner that maximises the living standards of occupants. For instance, living rooms, kitchens and bedrooms should neither overlook adjoining properties nor face high boundary walls. Living rooms, moreover, should not be next to, directly above or directly below a bedroom in a neighbouring property. It appears that adequate accommodation in terms of room sizes for the HMO use could be provided within

the property. Notwithstanding this, there is concern regarding the living standards for future occupiers in terms of outlook and natural daylight relating to the ground floor communal kitchen and Bedroom 3, also located on the ground floor. The windows serving these rooms would only have views of a solid blank wall and would benefit from almost no natural daylight. This is considered to leave the habitable space feeling uninviting and enclosed, and resulting in an unacceptably poor and oppressive outlook. Whilst it is accepted that the windows referred to currently serve a residential flat, in an HMO, where residents typically rely more on their private rooms, these deficiencies are particularly significant. It is noted that a lack of natural light has been attributed to poor mental health as detailed within a document published by Welsh Government: Housing Health and Safety Rating Guidance which states that 'Depression and psychological effects [can be] caused by lack of natural light' (Chapter 13, p96). Consequently, these habitable rooms would suffer from a poor outlook, low levels of natural light, and a generally gloomy atmosphere. The proposal would therefore fail to provide adequate living conditions for future occupants and would therefore be contrary to the requirements of LDP Policies H8 and GP2.

8.6.3 The adopted HMO SPG states that 'HMO's should provide outdoor amenity space in which residents can relax, dry their clothes and store refuse and recycling bins. Shared amenity spaces will be acceptable so long as they can accommodate every resident of the properties they serve.' The property does include a communal space to the rear of the building, which has allocated space for the storage of waste and bicycles. There is also a smaller bicycle storage area shown on the proposal plans at ground floor level. It is noted that no detailed information of the bicycle stores has been provided regarding their design, capacity, and security and as pointed out by the Council's Highways Department an external store should have access independent of the bin store and Sheffield style racks to constitute appropriate provision. The internal store also needs racks to be practical/secure. These issues could however be addressed via conditions.

8.6.4 Notwithstanding the above and crucially, access to the external space, waste and cycle storage facilities is only achievable via a narrow path and several steps which lead up to it. This arrangement is not only inconvenient but also impractical for regular use. The proposed route is likely to discourage frequent use of the facilities and pose accessibility challenges for individuals with reduced mobility. As such, the lack of direct, unobstructed access undermines the usability of the proposed facilities and fails to meet the principles of inclusive design. It is noted that the appeal property is situated in a dense urban area where the expectations for outdoor space may be lower, however it is considered that usable amenity spaces are especially important in a development where six people would be living independently. Even when allowing for a degree of flexibility given the site's urban location, it is considered that the proposed garden amenity area would be inadequate and unable to suitably serve the needs of the proposed development, contrary to the requirements of LDP Policy H8.

## 8.7 Section 106 Planning Obligation matters

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, the development represents a net nil gain in residential dwellings. As such, no affordable housing obligations are requested.

## 8.8 Biodiversity Enhancement

8.8.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The application proposes to deliver biodiversity enhancements through the installation of a bird nesting box. This is considered to be proportionate to the proposed development.

## 9. OTHER CONSIDERATIONS

9.1 ***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.

9.2 ***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.

9.3 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.

9.4 The above duty has 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.

9.5 ***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.

9.6 ***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.

**10. CONCLUSION**

10.1 The proposed development fails to satisfy the requirements of the Newport Local Development Plan. The proposed development would result in an unacceptable standard of amenity for future occupiers. As such, the proposal is contrary to Policies GP2, GP6 and H8 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

**11. DECISION**

**REFUSED, for the following reasons:**

1. The proposed development would result in harm to the living conditions of occupiers of the HMO, who would suffer from an oppressive living environment due to inadequate outlook and natural daylight serving Bedroom 3 and the ground floor communal kitchen. This would be detrimental to residential amenity and therefore contrary to Policies GP2 and H8 of the Newport Local Development Plan 2011 – 2026, as well as Newport City Council SPG Houses in Multiple Occupation.
2. The proposal would fail to provide suitable outdoor amenity space, cycle and waste storage facilities by virtue of access to these facilities only being achievable via a narrow

path and several steps. This arrangement is not only inconvenient but also impractical for regular use. The proposed route is likely to discourage frequent use of the facilities and pose accessibility challenges for individuals with reduced mobility. As such, the lack of direct, unobstructed access undermines the usability of the proposed facilities and fails to meet the principles of inclusive design. The proposal is therefore contrary to Policies GP2 and H8 of the Newport Local Development Plan 2011 – 2026, as well as Newport City Council SPG Houses in Multiple Occupation.

#### *NOTE TO APPLICANT*

- 01 This decision relates to plan Nos: 2024.454 PL01 – Site Location Plan and Existing Floor Plans, 2024.454 PL02 – Proposed Floor Plans, 2024.454 PL03 – Elevations As Existing and Proposed, Planning Statement and Green Infrastructure Statement.
- 02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). SP1 (Sustainability), SP18 (Urban Regeneration), GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), GP7 (Environmental Protection and Public Health), T4 (Parking), W3 (Provision for Waste Management Facilities in Development) and H8 (Self Contained Accommodation and Houses in Multiple Occupation) were relevant to the determination of this application.
- 03 Newport City Council's Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (Updated January 2017) and Parking Standards Supplementary Planning Guidance (Adopted August 2015) were relevant to the determination of this application.
- 04 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.