

HMO Planning Consultation response

Email: planning@newport.gov.uk



Subject: Planning application reference number: 26/0568

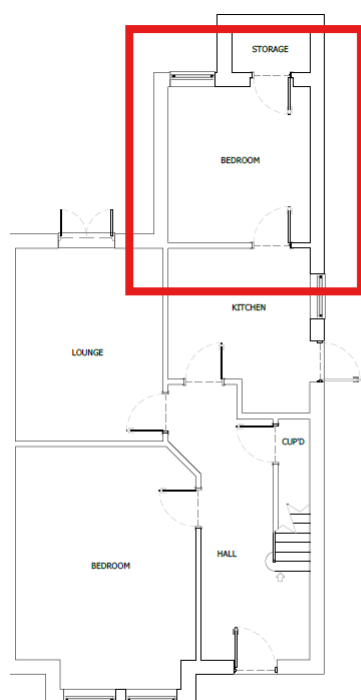
Main Location: 28 Dewsland Park Road Newport NP20 4EF

Application Description: PROPOSED CHANGE OF USE FROM A SUPPORTED LIVING PROPERTY FOR UP TO 6 PERSONS (USED C3B) TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4)

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

I confirm I have objections regarding the proposals for **28 Dewsland Park Road Newport NP20 4EF** into a House in Multiple Occupation for planning application **26/0568**

The ground-floor bedroom located to the rear of the kitchen appears to constitute an inner room arrangement. Based on the floor plan provided, the only means of escape from this room would be through the kitchen. In the event of a fire originating within the kitchen, occupants of the bedroom may be unable to safely escape, presenting a significant fire safety risk.



PROPOSED GROUND FLOOR
1 2 3 4 5 1:50

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 for a HMO licence.

Please read <https://www.newport.gov.uk/sites/default/files/media/media-documents/HMO-Licensing-Standards.pdf> 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

The applicant must also be aware that from 1st December 2022 the Renting Homes (Wales) Act 2016 came into force and has changes the way all landlords in Wales rent their properties and is advised to refer to the following link on the internet:

<https://www.gov.wales/landlords-housing-law-has-changed-renting-homes>

Regards
Rebekah Nock

A handwritten signature in black ink, appearing to read 'Rebekah Nock', with a stylized, cursive script.

Environmental Health Officer