

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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30th March, 2025.

Development Dept.,
Newport, City Council,
Civic Centre,
Newport.

PROPOSED CHANGE OF USE FROM 4 BDROOM HMO TO 5 BEDROOM HMO AT – 6, MELLON STREET, NEWPORT, NP20 1EP. (Ref - 25/0223)

DESIGN STATEMENT-

01 - BACKGROUND –

- 0.1 The application property is currently a 4 Bedroom HMO. It is known to have been a HMO since it was first licensed on 14th February 2011, although it was likely a HMO prior to that date.
- 0.2 The Housing (Wales) Act 2014 introduced additional regulations which meant that a greater number of ‘shared houses’ came under HMO Regulations.
- 0.3 The property falls within the Lower Dock Street Conservation Area. No external alterations are proposed.
- 0.4 The property is mid-terraced, however it has a vehicular access and also a rear portion of land, which will be used for cycle parking and bin / recycle space. The area of external land is surrounded by a communal area. The portion of land is ideal for external space for the tenants.
- 0.5 The property is located very close to the City Centre – with all it’s amenities including areas of public realm.



Plate 1 – Location Aerial Photo – Showing Close Proximity to City Centre



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2.0 – EXISTING & PROPOSED USE –

- 2.1 The property has been a HMO for a number of years. The property's condition is tired and it needs investment to improve the accommodation
- 2.2 The applicant has purchased the property with a view to refurbish the property, carry out some minor internal alterations and create an additional bedroom.
- 2.3 The improvements will also provide a ground floor w.c. for the tenants.
- 2.4 The alterations will alter the large landing area and large bathroom (with large, low rear window) and create the additional bedroom. All rooms exceed the minimum size.

2.5 - PROPOSED USE AND COMMENTS -

The proposed use will remain as a House in Multiple Occupation (HMO); due to the number of residents exceeding 2 unrelated persons. Members of the public are often not aware of this low threshold in Wales. This does lead to more Planning Applications for HMOs being submitted. The general public feel that HMOs there are proposed HMOs everywhere. In reality there lots of HMOs, there always has been. Unfortunately, most are unlicensed; whilst the lawful HMOs are in the public realm for criticism, the unlawful HMOs avoid any publicity and scrutiny.

The licensed HMOs have to undergo scrutiny, maintain agreed standards, are open to regular inspections and are mostly managed by professional letting agents.

The application property will remain as a HMO. It will be in better condition, be professionally managed and be licensed by Newport City Council. It will have a fifth bedroom. A 5-bedroom HMO is considered quite small.

The proposed change of use requires minimal alterations – all internal. There will be no issues relating to privacy, overbearing impact or overshadowing with nearby properties.

In terms of the amenities of the future occupiers they will all meet the approved standards.

There is adequate space for bin storage, residential amenity space and space to securely store bicycles to the rear of the property.

3.0 - PARKING-

- 3.1 - The property can realistically offer no off-street parking.
- 3.2 Although cars have been known to park at the rear of the property. This will not be encouraged. The bins and cycles are located so as to not prevent car access / parking.
- 3.3 The existing property falls within Parking Zone 1 City Centre.
- 3.4 **“(notwithstanding policy my view would be that city centre residential development should have no parking or what is the point in being in the centre?)” – Kevin Jackson NCC Highways**
- 3.5 The proposal is in a highly sustainable location. There are nearby shops, places for work and public transport etc.
- 3.6 The SPG – states that HMOs are to have a secure cycle parking space. The requirement is 1 cycle space per 2 bedrooms. 3 Sheffield Style cycle points will be located as per the plan.



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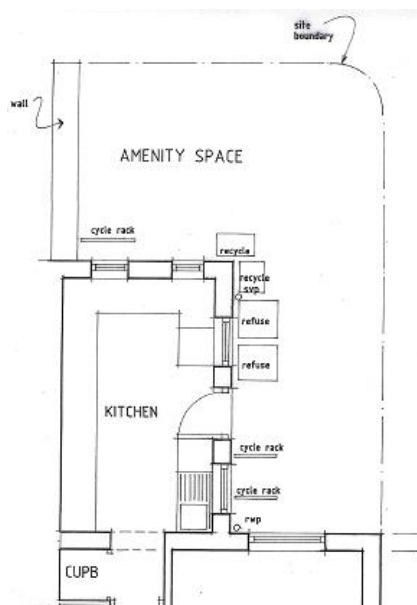


Plate 2 - Plan Showing Refuge and Cycle Parking

05 - NEARBY HMOs -

SPG requires that not more than 10% of properties within 50m are HMOs. This threshold is not breached. This is already an existing HMO, so that element of the policy cannot be applied.

06 - AMENITY SPACE-

The rear garden can be accessed by all of the residents. The rear garden has ample space for 3 bicycle storage points as well as bin and recycle bin storage.

The property already has 4 rooms with tenants. None of the tenants have cars. This leaves the entire external area to the rear of the property free for use for refuse storage.

08 – BIODIVERSITY –

8.1 – The application covers internal work apart from cycle storage and a proposed bird box to the rear – see photo below.

8.2 – The standard bird box, suitable for all types of birds including house sparrows will be of Woodstone material.

07 – FLOOD RISK –

The property does not fall within a flood area.

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Plate 3 – Rear Elevation, garden and Bird Box

08 - CONCLUSION –

The property is an existing 4-bedroom House in Multiple Occupation. The current and previous Licenses have been provided to the Planning Case Officer.

The application is likely to appear in the South Wales Argus as well as numerous social media platforms. There will, as with all HMO applications, be a lot of complaints – many from outside of the area, many without planning merit.

We trust that the planners and the Local Ward Members give full consideration of the proposal, assess it with approved policies and support the application.

The points below summarise the proposals.

1. The extra bedroom will not have a detrimental impact on the locality
2. The property is located in Zone 1 – City Centre in terms of parking. There should be no comments requiring parking spaces.
3. The property will be professionally managed.
4. The HMO will be private rent, it will not be leased to Newport City Council or be used to house any type of vulnerable person that causes concerns to members of the public
5. The property will be licensed by Newport City Council and operated to meet the terms of the Licence.

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