

**PROPOSED CONVERSION OF
78, CAERAU ROAD
NEWPORT
NP20 4HJ**

**TO INDIVIDUAL BEDSIT HMO UNITS
WITH SHARED COOKING FACILITIES
AND INDIVIDUAL SHOWERING FACILITIES**

**TO MEET THE HMO STANDARDS AS INDICATED IN THE COUNCIL
DOCUMENT
PUBLISHED 2ND AUGUST 2025**

PROPOSALS FALLS WITHIN CATEGORY B

APPLICANT:

JONIK PROPERTIES & DEVELOPMENTS LTD.



2709 – PA – 1 - 01

CLC
DESIGN, CONSTRUCTION MANAGEMENT
BUILDING CONSULTANTS

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INTRODUCTION

The property lies to the North East of Newport City Centre. It is only a short walking distance from the City Centre, together with Bus Stops and the Railway Station.

The ward in which the property sits is Allt-yr-yn.

By calculation of the Council's Web records of HMO's in this area 55 units currently operate and this is well below the cut off point in acceptable numbers as indicated on the Council's website other HMO conversions are a considerable distance away.

The property is presently occupied by an Accountancy Practice who are to relocate leaving the property empty and available for conversion. Whilst there are a few other properties in the area used for office/Commercial use, it is in the main generally a residential area with close links to the City Centre.

There are significant external areas at both front and rear of the property to provide future residents with active private amenity space, together with Refuse storage/recycling and Secure Cycle parking together with a visitors spot. Limited provision of car parking is provided due to the sustainable location of the property. Some landscaping will form part of the proposal, there is none at present.



PROPOSAL

To convert the property into 6 individual ensuite units of accommodation meeting the requirements of the SPG August 25 SPG mentioned earlier in the Introduction, the above rooms will suit one or two persons per unit of accommodation. The provision provides a minimum 6.50m² or 13m², excluding the private shower facilities. Refer to layouts. The associated communal space for use by all meet the suggested standard of 10m²Kitchen and 22m² Living.

Waste Storage Provision to rear:-

Residential Waste

240 litre bin (4 sacks)

Recycling.

1 Blue Sack – Card and Paper

1 Green Box – Glass & small electricals

1 Red re-usable Sack – Cans, Plastics, Cartons

A site inspection will be arranged prior to construction of the store with waste management team to ensure proposed size is adequate.

Secure cycle storage is also to the rear. The above will be protected by secure boundaries and a lockable gate.

Refer to detailed design drawings submitted with the application.