

HMO Planning Consultation Response

Subject: Planning application reference number: 25/0985

Main Location: 5 Eveswell Park Road Newport NP19 8GS

Application Description:

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

S73 APPLICATION TO VARY CONDITION 3 (BEDROOM NUMBER) OF APPEAL DECISION APP/G6935/A/19/3219788 FOR CHANGE OF USE FROM 5NO. BEDROOM DWELLING TO 5NO. BED HOUSE IN MULTIPLE OCCUPATION (RESUBMISSION OF 17/1174). AMENDMENT INCLUDES INCREASE OF NUMBER OF BEDROOMS TO 6NO.

I confirm I have no objections to the proposal. However, we would wish to make the following comment:

Please note that the minimum bedroom size required for a one-person accommodation in a Shared House is 6.51m², and for a two-person accommodation, it is 11m². 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 currently no information provided to demonstrate that the kitchen facilities are adequate for the proposed number of occupants. Please note that the requirements increase when occupancy rises from 5 persons to 6 or more. The applicant should ensure that the kitchen provision meets these requirements and is strongly advised to implement at least the minimum standards set out in the *Houses in Multiple Occupation (HMO) – Property Standards – Standards for HMOs Subject to Licensing*.

In addition, the submitted plans do not specify the fixtures and fittings within the bathrooms. This information is essential, as bathroom and WC provision would also directly affects the maximum permitted occupancy. The applicant should refer to the same HMO Property Standards document, which details the exact requirements for bathroom and WC facilities based on the number of occupants

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 for a HMO licence.

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

Regards

Kholy Khan
Environmental Health Officer