

HMO Planning Consultation Response

Email: steven.kettles@newport.gov.uk

Subject: Planning application reference number: 26/0174

Location: Ty Derwen, Church Road, Newport, South Wales, NP19 7EJ

Application Description: CHANGE OF USE OF GROUND FLOOR FROM B1 TO D1 AND FIRST FLOOR FROM B1 TO 7NO. BEDROOM HMO (PART RETROSPECTIVE) (RESUBMISSION)

11th May 2026

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

I confirm I have no objection regarding the proposed change of use of the first floor of Ty Derwen, Church Road, Newport, South Wales, NP19 7EJ to a 7 bedroom house in multiple occupation (HMO).

Having regard to the proposed first floor plans, it did not appear to show that the kitchen near bedsit 6 had any windows to provide natural lighting. In providing a kitchen, at least one window is required to provide natural light during daylight hours to enable normal domestic tasks to be carried out without eyestrain. Therefore, if that room has no windows it would be unsuitable for use as a kitchen.

It was noted that there was a proposed additional kitchen near the communal living room. The applicant's attention is drawn to room size requirements beginning on page 3 in Newport City Council's Houses in Multiple Occupation (HMO) Licensing Standards document.

Where there is a proposed change of use to a House in Multiple Occupation (HMO) the most appropriate person (usually the landlord/owner of the property) must contact the Environmental Health Housing Team on 01633 656656 or EHHousing@newport.gov.uk with regard to HMO licensing.

The applicant is advised to read Newport City Council's Houses in Multiple Occupation (HMO) Licensing Standards referred to above, which details standards and licensing conditions for HMOs subject to licensing. The document can be viewed on Newport City Council's website.

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

A handwritten signature in black ink, appearing to read 'S. Kettles', written in a cursive style.

Steven Kettles

Environmental Health Officer

Environmental Health Housing Team