

HMO Planning Consultation Response

Email: steven.kettles@newport.gov.uk

Subject: Planning application reference number: **26/0345**

Location: **6 Alexandra Road, Newport, South Wales, NP20 2GY**

Application Description: **PROPOSED CHANGE OF USE FROM MIXED
RETAIL/RESIDENTIAL TO 6 BEDROOM HMO (PART RETROSPECTIVE)**

5th June 2026

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

With regard to 6 Alexandra Road, Newport, South Wales, NP20 2GY I would advise as follows.

The proposed ground office/study and living room adjoining the office /study, which are habitable rooms, would be unsuitable for those purposes as they do not appear from the plan to have windows to provide natural lighting. All habitable rooms must have natural lighting in addition to artificial lighting.

Otherwise, I have no objection regarding the proposed change of use to a house in multiple occupation.

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, 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'.

Steven Kettles

Environmental Health Officer

Environmental Health Housing Team