

Flood Statement

The application relates to the change of use of an existing 3-bedroom dwellinghouse (Use Class C3) to a 4-bedroom House in Multiple Occupation (Use Class C4) at 28 Brynglas Road, Newport, NP20 5RZ.

The site comprises an existing residential property in lawful residential use. NRW Flood Map for Planning identifies Flood Zone 3 adjacent to, but not encompassing, the application site. The most up-to-date flood mapping confirms the property itself lies outside the identified flood risk zone.

NRW have previously confirmed that, given the limited extent of flood risk in the vicinity, the elevated position of the dwelling above pavement level, and the fact the property is outside the mapped flood zone, they raise no objection to the proposal subject to the applicant being made aware of potential flood risk in adjacent areas.

Whilst the proposal includes a ground floor bedroom and represents an intensification of occupation through HMO use, the lawful residential use of the property remains unchanged in principle and the latest modelling indicates the building itself is not at risk from flooding. The elevated nature of the site further reduces potential vulnerability.

Accordingly, the proposal is considered to comply with the aims of TAN15 (March 2025) and Policy SP3 of the Newport Local Development Plan 2011–2026 (adopted January 2015). In light of the above, it is respectfully requested that the application be validated without the requirement for a separate Flood Consequences Assessment.