

Delegated Decision Report

Application No:	25/0223	Statutory Period Expires:	15th May 2025
------------------------	----------------	----------------------------------	----------------------

Site:	6 Mellon Street Newport NP20 1EP		
Proposal:	CONVERSION FROM A 4NO. BEDROOM HMO TO 5NO. HMO		
Applicant:	Palanisamy		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The application site does not hold previous planning history for a 4no.bed HMO, however, the applicant has provided HMO licenses from February 2011, February 2016 and February 2021 for a 4no.bed HMO each with a 5-year expiry. The council tax records also show that the property has been in Ctax list since 29.08.02 and has been marked as a HMO since 01.09.2010 when the current owners became liable.
- 1.2 Prior to February 2016, HMOs (Houses in Multiple Occupation) were generally treated as dwelling houses (Class C3) unless they were large-scale (more than 7 residents). This meant that small HMOs, which were common, did not require planning permission. From February 2016, in Planning, HMOs can be broken down into two different definitions: a) Small HMOs refer to 3 to 6 unrelated persons who share basic amenities. This is classed as planning Use Class C4. As a general rule, if a property was used as a HMO prior to February 2016, there would be 'no change in use' if it can be demonstrated that the property was already being used for that purpose. The scheme is not applying for a lawful development certificate but a full application and therefore, will be evaluated accordingly below.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises a mid-terrace 2 storey property located on the west side of Mellon Street. 6 Mellon Street is currently used as a 4no.bedroom HMO and defined within the Urban Boundary. The site is defined within the Lower Dock Street Conservation Area where there is also an Article 4 direction in place. The street is characterised by red brick properties. The host site extends over an access to a courtyard to the rear of the property which is used by multiple properties. The host site is within close proximity to the City Centre and is designated within Parking Zone 1.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks the conversion of the property from a 4no.bed HMO to a 5no.bed HMO. This would include 1no.bedroom with an en-suite, a communal living area, a WC, and a kitchen on the ground floor. On the first floor there are 3no.bedrooms, 1no.bedroom with an en-suite and a communal bathroom on the first floor. There are 3no.cycle racks proposed in the rear outdoor area and an area for refuse storage in the outdoor amenity area.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
93/0838	CHANGE OF USE OF TWO STOREY TERRACED BUILDING FROM	GC	29/10/1993

	COMMERCIAL TO DOMESTIC RESIDENTIAL USE AS 2 NO. DWELLINGS		
93/0185	CHANGE OF USE FROM COMMERCIAL/OFFICE USE TO DOMESTIC ACCOMMODATION	REFUSED	14/05/1993

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 The Historic Environment Act (2023)

5.4 Technical Advice Note

Technical advice note (TAN) 2: planning and affordable housing

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 11: noise

Technical advice note (TAN) 18: transport

Technical advice note (TAN) 21: waste

Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy GP7 (Environmental Protection and Public Health)

Policy H8 (Self Contained Accommodation and Houses in Multiple Occupation)
Policy CE7 (Conservation Areas)
Policy SP13 (Planning Obligations)
Policy H2 (Housing Standards)
Policy W3 (Provision for Waste Management Facilities in Development)
Policy SP1 (Sustainability)

5.6 SUPPLEMENTARY PLANNING GUIDANCE

- Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (Updated January 2017)
- Parking Standards Supplementary Planning Guidance (Adopted August 2015).
- Sustainable Travel SPG (July 2020)
- Waste Storage and Collection (Jan 2020)

6. CONSULTATION RESPONSES

6.1 Welsh Water:

Foul Water

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Condition and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

6.2 Local Highways Authority:

The proposal has no information regarding parking or cycle parking and the existing HMO already has too much refuse to manage, causing obstruction and amenity issues. To garner support the application would need to have plausible refuse management plan and additional cycle provision, as well as a parking survey to demonstrate that parking is available.

6.3 Principal Heritage Officer:

I can confirm that I have no objections to the proposed development. If we could possibly add a note to the decision stating that if any fenestration alterations are required as part of this change of use, we would require a separate planning application due to the Article 4 Direction, that would be great.

6.4 SAB:

Having reviewed the application, SAB will likely not be required due to changes being internal. If there are any external changes, including the change of the roof pitch, then

SAB may be required and they should contact us at SAB@newport.gov.uk at the earliest opportunity.

6.5 Environmental Health Officer: No comments received.

6.6 Contaminated Land: No comments received.

6.7 HMO licensing Officer: No comments received.

6.8 Police crime:

To support my recommendations around the design and layout, physical security requirements, and product recommendations I have reviewed the crime statistics for the ward area of Stow Hill and specifically the proposed development location on Mellon Street for a 12-month period between 1st April 2024 – 1st April 2025.

From a Policing perspective the development is located in the Newport Borough Council area, within the Stow Hill section and Stow Hill Ward. The Stow Hill ward is the only ward within the section and covers the Newport City Centre zone.

The analysis of the statistics for the development location has focused on crime/incident types that could potentially pose a threat, risk, or harm to the development and users

From examining the crime/incident data, I am satisfied that the proposed development location is not in a high crime or vulnerable location. There are no crime trends or patterns affecting the area and any reported calls appear to be one off isolated incident. I can confirm that the current call volume and demand from the area is not having a detrimental effect on Policing or the community within the location.

At this time, I do not have any clear objections to the application based on the current crime/incident rate and demand on policing and the community within.

When offering crime prevention and physical security advice we take guidance and best practice from the range of guides supplied by Secured by Design (SBD). Whilst the client is not seeking SBD accreditation for the development I have made recommendations below for the site.

Standard Design out Crime

6.9 Waste manager:

We would anticipate the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole.

From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 21.03.2025. Site Notice was put up on 28.03.2025.

7.1 NEIGHBOURS: 93 neighbours were consulted. No comments received.

- 7.2 COUNCILLORS:
No comments received from Councillor Kate Thomas and Councillor Miqdad Alnuaimi.

8. ASSESSMENT

8.1 Principle of Development:

The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged. This application relates to the conversion of a 4no.bed House in Multiple Occupation (HMO) to a 5no.bed HMO defined as a use class C4 set by The Town and Country Planning (Use Classes) Order 1987 (as amended). Whilst the change between a 4no.bed HMO to a 5no.bed HMO would not ordinarily require a change of use application, it is considered that the property does not hold planning history on the unit as a HMO. The applicant has suggested the property has been used as a HMO since 2011, prior to February 2016 before the C4 use was introduced. The applicant has stated that the property now needs refurbishment and investment and is wishing to increase the number of rooms within the unit and wants to apply for the property as a HMO. The applicant has not applied for a Lawful Development Certificate, therefore its lawfulness is not being assessed, and a full assessment is carried out below.

- 8.2 Given the sites location future occupiers would be well served by local amenities and would be well served by public transport, this accords with the aims/objectives as set within both Local and National Planning Policy.

- 8.3 When assessing the acceptability of HMO's, Policy H8 applies:

8.4 Policy H8: Self Contained Accommodation and Houses in Multiple Occupation

WITHIN THE DEFINED SETTLEMENT BOUNDARIES, PROPOSALS TO SUBDIVIDE A PROPERTY INTO SELF CONTAINED ACCOMMODATION, BEDSITS OR A HOUSE IN MULTIPLE OCCUPATION WILL ONLY BE PERMITTED IF:

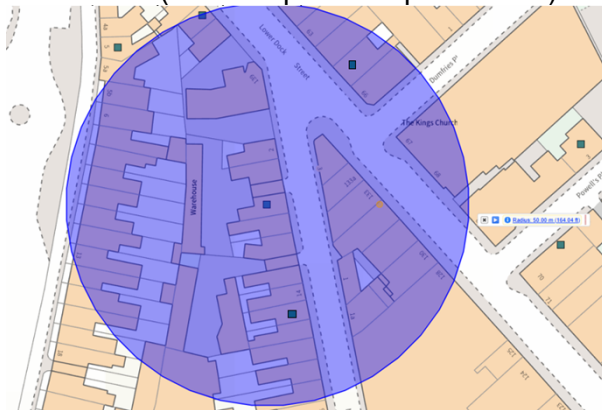
- i) THE SCALE AND INTENSITY OF USE DOES NOT HARM THE CHARACTER OF THE BUILDING AND LOCALITY AND WILL NOT CAUSE AN UNACCEPTABLE REDUCTION IN THE AMENITY OF NEIGHBOURING OCCUPIERS OR RESULT IN ON STREET PARKING PROBLEMS;*
- ii) THE PROPOSAL DOES NOT CREATE AN OVER CONCENTRATION OF HOUSES IN MULTIPLE OCCUPATION IN ANY ONE AREA OF THE CITY WHICH WOULD CHANGE THE CHARACTER OF THE NEIGHBOURHOOD OR CREATE AN IMBALANCE IN THE HOUSING STOCK;*
- iii) ADEQUATE NOISE INSULATION IS PROVIDED;*
- iv) ADEQUATE AMENITY FOR FUTURE OCCUPIERS.*

- 8.5 Firstly, *the scale and intensity of use does not harm the character of the building and locality and will not cause an unacceptable reduction in the amenity of neighbouring occupiers or result in on street parking problems;* It is considered the development does not harm the character of the building given it has been used as a HMO/residential use previously. The increase in 1no. bedroom would not

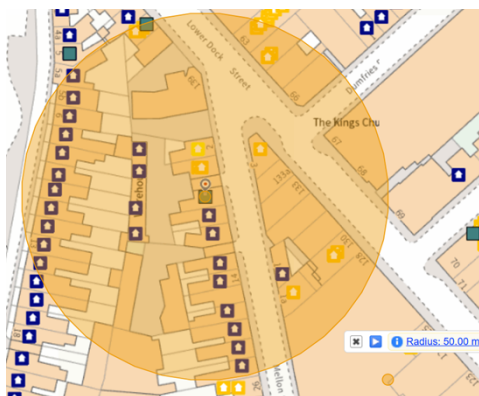
demonstrably harm the character of the building. No external changes to the building/façade have been applied for which does not harm the Lower Dock Street Conservation area. In terms of parking, given the sites sustainable location, designation within parking zone 1 and existing use, the lack of off-road parking provided is deemed acceptable in this instance and discussed further below. Additionally, cycle parking has been provided to the rear. Although the Sheffield style rack is not appropriate in this setting, there is scope for a revised scheme to be secured via condition. This element of Policy H8 is satisfied.

- 8.6 *Secondly, the proposal does not create an over concentration of houses in multiple occupation in any one area of the city which would change the character of the neighbourhood or create an imbalance in the housing stock;*
- 8.7 The SPG states that ‘clusters of HMOs can alter the composition of a community and detract from local visual amenity. The guidance introduces a threshold above which HMOs are considered to detract from the character of the area. In general, the Council will not support a planning application that would take the number of HMOs, considered as a proportion of the local housing stock, above a specified limit. In “defined areas” this limit is 15%, in other areas, 10%.’ When taking a 50m radius from the address point of the application site, encompassing the entire principal elevations, 29no residential properties are caught. As the property is within a defined area within the HMO threshold map, a 15% limit is used.
- 8.8 HMOs would constitute 10.34% (3 of 29 properties) of the selected housing stock including the application site and the development would remain within permitted thresholds. In this regard, it would not exceed the threshold set out and would be compliant under Policy H8.

50m radius (Green squares depict HMO's):



Residential properties:



8.9 The Houses in Multiple Occupation SPG suggests, *'Each building constructed as, or converted into, flats will be counted as one property...This area will include all residential properties the entire principal elevations (normally the front walls) of which lie within a 50-metre radius of the application site.'*

8.10 Below is a list of residential properties caught from the Councils mapping services:

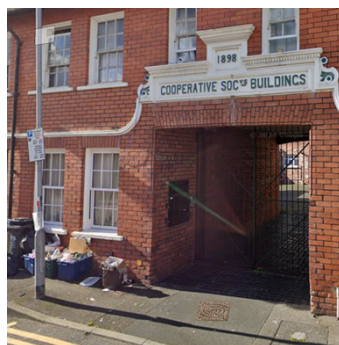
1. 5b Ebenezer Terrace
2. 6 Ebenezer Terrace
3. 7 Ebenezer Terrace
4. 8 Ebenezer Terrace
5. 9 Ebenezer Terrace
6. 10 Ebenezer Terrace
7. 11 Ebenezer Terrace
8. 12 Ebenezer Terrace
9. 13 Ebenezer Terrace
10. 1 Mellon Street Mews
11. 2 Mellon Street Mews
12. 3 Mellon Street Mews
13. 4 Mellon Street Mews
14. 1 Mellon Street
15. 1A Mellon Street
16. 2 Mellon Street
17. 4 Mellon Street
18. 4A Mellon Street
19. 6 Mellon Street
20. 8 Mellon Street
21. 10 Mellon Street
22. 12 Mellon Street
23. 14 Mellon Street
24. 18 Mellon Street
25. 20 Mellon Street
26. 22 Mellon Street
27. 130 Lower Dock Street
28. 63 Lower Dock Street
29. 64 Lower Dock Street

8.11 The Police have commented on the application and state from the crime/incident data, the Police are satisfied that the proposed development location is not in a high crime or vulnerable location. There are no crime trends or patterns affecting the area and any reported calls appear to be one off isolated incident. At this time, the Police do not have any clear objections to the application based on the current crime/incident rate and demand on policing and the community within. Therefore, it is considered the HMO would likely not change the character of the area and is compliant with Policy H8.

8.12 Lastly, *adequate noise insulation is provided; & adequate amenity for future occupiers*. In terms of the increase in occupants in the house, the noise generated is unlikely to create considerable noise disturbance over an existing dwellinghouse in a C3 use. Although no noise insulation information has been provided, insulation should be provided in accordance with building regulations. In terms of amenity for future occupants, all rooms adhere to the Councils space standards for room size requirements. Moreover, there is not a defined private outdoor space, but more of an open shared courtyard. Whilst it is not private/demarcated, given the proximity to the city centre this is deemed acceptable in this location. In terms of overlooking, the separation distance at its closest point with the rear property is approximately 9m. Whilst this is not in line with the SPG guidance, given the current use of both properties as residential, and no new overlooking opportunities are proposed, this is deemed acceptable and discussed in more detail below.

8.13 **Visual Amenity/ Character and Appearance;**

The site is defined within an article 4 direction and the Lower Dock Street Conservation Area. Development should be appropriate and respect the character of the area. Section 160 of the Historic Environment Act (Wales) 2013 requires the Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. No external changes are proposed on the property. If the property were to make external changes on the façade, an application should be made to the LPA as the site is defined within an article 4 direction and this was confirmed by the Principal Heritage Officer. In terms of external storage, the applicant proposes external storage for bins and bikes to the rear of the property. It is considered the rear amenity area is not enclosed and there is a large access way off Mellon Street to a shared courtyard as shown below. It is considered favourable for bin and bike storage to be kept to the rear of the property and off Mellon Street. This would hold a positive impact to preserve the Conservation Area. Therefore, the scheme would be compliant with Policy CE7 and The Historic Environment Act (2023), and the Principal Heritage Officer holds no objections to the scheme.



8.14 **Residential Amenity:**

Within the Housing in Multiple Occupation SPG, it outlines that, *Living rooms, moreover, should not be next to, directly above or directly below a bedroom in a neighbouring property.* Given the shape of the building, there are no neighbouring properties above, below or next to the living area in line with the SPG.

- 8.15 Whilst it is considered that bedroom 3 would be above the living area, it is considered that this relationship between bedroom 3 and the communal area exists. The applicant has not provided information on noise insulation, however, it should be considered that this should be installed between rooms in accordance with building regulations. The noise generated from the dwelling would likely not exceed that of a typical C3 dwellinghouse. Any further noise disturbance can be dealt with via Environment Health. Therefore, the scheme is in line with Policy GP2.

- 8.16 Policy H8, also suggests that development should hold *appropriate levels amenity for future occupiers.* The HMO standards state that a bedroom should be at least 6.51m² for a single occupancy room and 11m² for a two-person room, a kitchen for up to 5no. persons should be at least 7m² and a living room for up to 5no persons should be at least 10m². The kitchen adheres to the requirements set out. There is a kitchen area provided on the plans. This equates to 9.2m² which would adhere to the standard set out for a 5no. person HMO. In terms of living area, this equates to 11m². This would be deemed acceptable. All bedrooms exceed the minimum size requirements set out within the standards in line with Policy H2, H8 and GP2.

- 8.17 Within the Housing in Multiple Occupation SPG, it outlines that, *Rooms should be arranged and designed in a manner that maximises the living standards of occupants. For instance, living rooms, kitchens and bedrooms should neither overlook adjoining properties nor face high boundary walls.*

- 8.18 In terms of window to room ratio, all rooms are serviced by windows. All ensembles/bathrooms which contain windows will be conditioned to be obscure glazed to protect residential and neighbouring amenity for residents and future occupiers in line with Policy H8. When assessing overlooking it should be considered that there are existing residential properties to the rear, and there is approximately a 9m separation distance at its closest point from the rear of the host property. The window on the first-floor level is currently obscure glazed and used as a bathroom. A bedroom is now proposed in this room. Whilst the SPG states, *Protected windows that face one another should be at least 21.00 metres apart (unless separated by permanent structures or evergreen trees protected by Tree Preservation Orders),* it is considered that the buildings are existing, and the development proposed is not becoming closer to the rear properties. This relationship would be deemed acceptable.

- 8.19 The HMO SPG also states that *'HMO's should provide outdoor amenity space in which residents can relax, dry their clothes and store refuse and recycling bins. Shared amenity spaces will be acceptable so long as they can accommodate every resident of the properties they serve.'* It appears the property does not benefit from an enclosed amenity space but currently an open courtyard area. The site location plan appears to show that the property does own some land to the rear, but this has not been sectioned off. There are good transport links to various outdoor amenity spaces and places within

the City Centre such as the River Usk for residents to relax also. This is deemed acceptable.

8.20 **Movement**

In relation to parking, Policy H8 requires there are no parking problems created by the development. The host site is situated within Parking Zone 1. The applicant has suggested that no parking survey has been provided in line with the application given the sites sustainable location. The application site is in close proximity to a range of public transport services and local facilities. The Highways Officer has suggested parking is not offered as part of the application and a survey should be submitted. The Parking Standards SPG states, conversions to bedsits in parking zone 1 requires 0.5 to 1 space per bedroom.

- 8.21 Even as a single dwelling, the property would generate a demand for 2 to 3 no. parking spaces. The increase to 5no.bedrooms would require 2 additional spaces, however, given its sustainable location and designation within parking zone 1, there is insufficient justification to refuse the application on parking grounds. Notwithstanding, Officers know, from previous appeal work that in such cases, parking concerns, even in congested areas where parking surveys are either flawed or show little to no parking availability, Inspectors will assume the type of housing will more likely attract those less likely to own and run a car and proximity to sustainable transport and facilities will reduce parking expectations further. Therefore, whilst sufficient parking has not been demonstrated as available to serve the use in accordance with adopted SPG, the sustainability of the site location and nature of proposed use outweigh this concern and any refusal based on parking alone will unlikely be robust.
- 8.22 Bin and bike storage is proposed to the rear. The Highways Officer has suggested that the proposal has no information regarding cycle parking and the existing HMO already has too much refuse to manage, causing obstruction and amenity issues. The applicant has demonstrated waste storage to the rear of the property along with 3no. Sheffield bike racks. The waste officer has stated that the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole. Whilst waste storage to the rear would be deemed favourable with easy access to Mellon Street, the style of bike storage in this location would not be deemed acceptable. The Sustainable Travel SPG highlights below, for an 5no. bed HMO, 3no. bike stores are required, and although this has been met, the style of racks are open to weather elements and the rear space is not enclosed/private. Therefore, whilst there appears to be sufficient space to the rear for some form of storage, a new enclosed secure storage unit will be secured via condition.

The sustainable travel SPG states:

Table 1: Minimum cycle parking standards

DEVELOPMENT TYPE	CYCLE PARKING PROVISION	
	Long Stay Requirement (secure and ideally covered)	Short Stay Requirement (obvious, easily accessed and close to destination)
RESIDENTIAL		
Dwelling House, Student Accommodation, Over 50s Accommodation and Houses in Multiple Occupation	1 space per 2 bedrooms ³	1 space per 20 bedrooms

8.23 Ecology

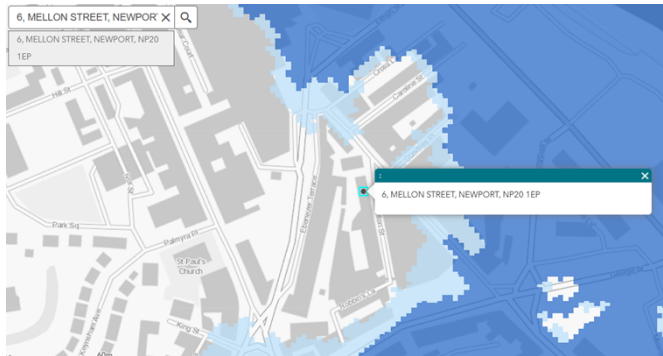
In terms of the requirement set out within PPW12 of a Green Infrastructure Statement, due to the scale and nature of the development proposed, a green infrastructure statement is not required in this instance and an enhancement scheme can be adequately secured via condition which is discussed next. Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. A bird box on the rear elevation is proposed as part of the development and is proportionate in scale to the change proposed. As such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.24 Drainage

Welsh Water has stated that capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. They recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

8.25 SAB have stated that SAB will likely not be required due to changes being internal. If there are any external changes, including the change of the roof pitch, then SAB may be required.

8.26 The property is outside of any flood zone.



8.27 **Section 106 Planning Obligation matters**

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, The proposal represents a net nil gain in residential dwellings. As such, no s106 obligations are requested for affordable housing

9. **OTHER CONSIDERATIONS**

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the

determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 Overall it is considered that the development does not cause demonstrable harm to the character of the building or locality and the HMO falls within the defined thresholds set out within the Council's guidance. Additionally, whilst parking information has not been forthcoming, given its location, its current use, and appeal decisions on parking for HMO applications, the lack of parking in this location is acceptable. There would not be demonstrable harm created to neighbouring residents and a biodiversity scheme has been proposed in line with the submission. Further details on adequate cycle parking will be secured via condition. Therefore, the scheme is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Location Plan; KD1999 1 Extg and Proposed; Design Statement.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Prior to the commencement of development, full details of secure and enclosed cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facility shall be fully implemented as approved prior to beneficial occupation of the HMO as approved and shall then be retained thereafter in that state.

Reason: To provide residents a choice of means of travel and to promote sustainable travel.

03 The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

04 The number of residents shall be restricted to 5 in total.

Reason: To preserve residential amenity experienced for future occupiers in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, GP7, H8, CE7, W3, SP13, SP1 were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

03 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

04 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

05 In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements