

Notice of Decision



T Linney
Western Building Consultants Ltd
Western House
2 Rush Hill
Bath
BA2 2QH

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0378**

Application Type: **Full**

Proposal: **CHANGE OF USE OF THE UPPER FLOORS FROM A DWELLING TO A 6 NO. BEDROOM HMO INCLUDING ASSOCIATED WORKS**

Site/Location: **Flat 2, 31 Fields Road, Newport, South Wales, NP20 5BP**

Decision Date: **17th September 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 15th June 2026. The application has been:-

Refused

Reason(s) for refusal:

1. The proposed development would result in an overconcentration of Houses in Multiple Occupancy within the area in excess of the 10% threshold as set out in the Houses in Multiple Occupation Supplementary Planning Guidance (Adopted January 2017). The overconcentration would have an adverse impact upon social cohesion, the character of the locality and general amenity of existing and future residents. The proposal is contrary to Policies GP2 and H8 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
2. The proposed intensification of the use of the upper floor flat as a House in Multiple Occupation (HMO) (Use Class C4) would, by reason of the increased level of activity, noise and general comings and goings associated with the occupation of the premises, result in an unacceptable adverse impact on the living conditions and residential amenity of the occupiers of the ground floor flat. The proposal would therefore be contrary to Policy GP2 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).
3. Insufficient information has been submitted to demonstrate accordance with the Step-Wise Approach as set out within Planning Policy Wales (Ed.12) and thereby would not result in a biodiversity net gain contrary to the requirements of Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
4. The proposed development fails to provide adequate waste and recycling storage facilities, with insufficient space being made available to accommodate the required waste and recycling receptacles. The proposal therefore fails to accord with the requirements of Policy W3 of the Newport Local Development Plan 2011-2026 (Adopted January 2015) and the Council's Waste and Recycling Supplementary Planning Guidance.

5. The proposed development fails to provide any outdoor amenity space to serve any future occupant thereby prohibiting basic residential amenities to dry clothes and access to outdoor space resulting in demonstratable harm on the living conditions for any future occupant contrary to the requirements of the Houses in Multiple Occupation SPG, Policies GP2 and H8 of the Newport Local Development Plan 2011-2026 (Adopted January 2015)

NOTE TO APPLICANT

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.
The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos:
 - o Site Location Plan (Received: 15.06.2026)
 - o Design and Access Statement (Received: 18.05.2026)
 - o Proposed Plans (Drawing ref: (3)005)
 - o Proposed Plans (Drawing ref: (3)004)
 - o Existing Plans (Drawing ref: (3)003)
 - o Existing Plans (Drawing ref: (3)002)
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP9, SP13, GP2, GP4, GP5, GP6, GP7, H8, T4 and W3 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).