

## **HMO Planning Consultation Response**

**Subject: Planning application reference number: 26/0356**

**Main Location: 28 Brynglas Road Newport NP20 5RZ**

**Application Description: Proposed CHANGE OF USE FROM A 3 BEDROOM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE). (RESUBMISSION OF PLANNING REFERENCE: 25/0496)**

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

I confirm I have no objection regarding the proposals for CHANGE OF USE FROM A 3 BEDROOM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE).

Please note that the minimum bedroom size required for a one-person accommodation in a Shared House is 6.51m<sup>2</sup>, and for a two-person accommodation, it is 11m<sup>2</sup>. Minimum size for the kitchen would have to be 7m<sup>2</sup> (up to 5 persons) and living room minimum size would be 10m<sup>2</sup> (up to 5 persons). The current proposed one combined shower room will provide amenity for up to 4 persons. To determine the appropriate number of occupants, consideration must also be given to the number, type, and quality of amenities available within the property. For full details, please refer to the guidance document titled Houses in Multiple Occupation (HMO) – Property Standards – Standards for HMOs Subject to Licensing, available at: <https://www.newport.gov.uk/documents/Housing-documents/HMO/HMO-Licensing-Standards.pdf>

There is no information provided on any intended fire precautions. The owner of the property will have to ensure adequate fire protection. A Fire Risk Assessment should be complete by a competent person, so the owner/ landlord is aware of the fire safety requirements. I would advise that the owner reviews the LACORS Fire Safety Guidance and also reviews the HMO Licensing Standards: <https://www.newport.gov.uk/documents/Housing-documents/HMO/HMO-Licensing-Standards.pdf>

If it is intended for the dwelling to be converted into a House in Multiple Occupation under the Housing Act 2004, Part 2, where it will be occupied by more than two households, the most appropriate person (usually the landlord/owner of the property) should apply to the Environmental Health Housing Team on 01633 656656 or [EHHousing@newport.gov.uk](mailto:EHHousing@newport.gov.uk) for a HMO licence.

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](http://www.rentsmartwales.gov.wales)

Regards

Kholy Khan  
Environmental Health Officer