

## **PLANNING STATEMENT**

Application for Change of Use to a 6-Person HMO property known as 44 Bassaleg Road, Newport, NP20 3EA

### **1. Introduction**

This Planning Statement supports an application for the change of use of 44 Bassaleg Road, Newport, NP20 3EA, from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (HMO) for up to six adult occupants in six households.

The proposal consists solely of internal compliance and safety works to meet HMO licensing and Housing Health and Safety Rating System (HHSRS) requirements. There are no external alterations, no extensions, and no increase in building footprint.

The property is intended to be managed under Leasing Scheme Wales, which has inspected the property and confirmed that it is suitable for their leasing model subject to standard HMO compliance upgrades.

### **2. Site and Existing Use**

44 Bassaleg Road is a traditional two-storey mid-terrace dwelling with a converted attic room, located within a long-established residential area. The property benefits from:

- existing connections to mains utilities and public sewer;
- small front and rear gardens;
- a context characterised entirely by residential properties.

The lawful use is currently C3 single private dwellinghouse.

### **3. Proposed Development**

We seek planning permission for:

- Change of use from C3 dwellinghouse to a 6-person HMO (C4/Sui Generis), with internal alterations only and no external works.
- A pre-licence HMO inspection was carried out by Newport City Council Environmental Health on 23 August 2022 (Officer: Dave Roberts), which confirmed:
  - maximum safe occupancy is 6 persons / 6 households based on current bathroom provision;
  - a set of compliance works is required before licensing, focused on fire safety, kitchen capacity, electrical safety, and general HHSRS hazard mitigation.

#### **Summary of Internal Works (Compliance Only)**

- Installation of a Grade D LD3 interlinked fire alarm system (smoke detectors in escape routes, heat detector in kitchen).
- Installation of a FD30S kitchen fire door with self-closer, intumescent seals and cold smoke strips.

- Required thumb-turn locks to facilitate safe escape.
- Provision of additional kitchen facilities.
- Additional electrical sockets in bedrooms to meet minimum standards.
- Over-boarding of obsolete fireplaces with passive ventilation.
- Window restrictors, balustrade upgrades, bathroom ventilation improvements, and general safety measures.

All works are fully contained within the property and do not alter the layout externally or the property's appearance.

#### 4. Proposed Occupancy and Management

##### A. Occupants

The property will accommodate six individual adults in separate rooms, forming six households. Likely occupants include:

- low-income individuals in housing need;
- persons referred through Leasing Scheme Wales;
- residents seeking secure, affordable, well-managed shared accommodation.

This is not a high-turnover student HMO, nor does it accommodate vulnerable/high-support tenants.

##### B. Management Arrangements

Management will comply with:

- The Management of HMOs (Wales) Regulations 2006;
- Rent Smart Wales licensing requirements;
- Newport City Council HMO property standards;
- Leasing Scheme Wales management protocols.

Key management measures:

- Named management contact displayed in communal space;
- Comprehensive occupation contracts with ASB clauses;
- Regular inspections;
- Clear waste/recycling procedures;
- Prompt maintenance response.

This ensures the property is operated to a high, compliant standard with minimal risk to local amenity.

## 5. Planning Policy Context

The relevant development plan is the Newport Local Development Plan (LDP) 2011–2026. The most relevant policies include:

- GP2 – General Amenity
- GP6 – Quality of Design
- H2 – Housing Standards

Supporting guidance:

- Newport HMO Supplementary Planning Guidance (SPG)
- Parking Standards SPG (2015)
- Welsh Government Planning Policy Wales and HMO guidance.

## 6. Planning Assessment

### 6.1 Principle of Development

The property lies within a well-established residential area. HMOs are an accepted residential form within Newport subject to compliance with amenity, standards and concentration criteria.

The proposal represents a modest, policy-compliant intensification with no external works.

### 6.2 Impact on Neighbour Amenity (Policy GP2)

- No external changes.
- No increase in footprint, massing or visual impact.
- A 6-person HMO generates occupancy levels comparable to a larger family household.
- Leasing Scheme Wales involvement ensures strong management and reduces potential for noise and behaviour impacts.

Neighbouring properties will not experience unacceptable harm to amenity.

### 6.3 Quality of Accommodation (Policy H2)

The internal improvements ensure compliance with:

- HHSRS
- Newport's HMO property standards
- Fire safety regulations
- Kitchen and sanitary facility minimums
- Ventilation, electrical safety and fall prevention standards.

Future occupants will have a high standard of accommodation meeting the LDP and HMO SPG requirements.

#### 6.4 HMO Concentration and Community Balance (HMO SPG)

The conversion of a single dwelling to a small HMO at 44 Bassaleg Road will not create an over-concentration. The area is largely C3 residential, and the introduction of one small HMO will not undermine community balance or character.

#### 6.5 Transport and Parking (Parking Standards SPG)

- HMOs operated through leasing schemes typically have lower car ownership than comparable market housing.
- Occupants are unlikely to all own vehicles.
- The area benefits from public transport links and local amenities within walking distance.

The proposal will not generate highway safety issues or unacceptable pressure on parking.

#### 6.6 Waste and Recycling

- Waste and recycling will continue to be stored in the existing garden area using Council-issued bins.
- Management arrangements ensure bins are presented and returned appropriately.
- No additional structures or storage areas are required.

#### 6.7 Drainage and Utilities

Foul sewage will continue to discharge to the existing mains sewer. No new drainage connections or capacity increases are required. No flood risk implications arise from a change of use only.

#### 6.8 Ecology and Geology

No demolition or external works are proposed, and therefore no impact on biodiversity or geology is expected.

### 7. Pre-Application Engagement

A detailed HMO pre-licence inspection was undertaken by Newport City Council Environmental Health.

This assessment confirmed:

- the property is suitable for up to 6 occupants; and
- a schedule of internal improvements has been issued to achieve full HMO compliance.

No formal planning pre-application advice was sought. However, the Environmental Health assessment provides strong evidence of suitability, safety and proper standards for HMO use.

## 8. Conclusion

The proposed change of use at 44 Bassaleg Road, Newport, NP20 3EA:

- delivers a small, well-managed residential HMO;
- requires no external works and does not affect the character of the street;
- provides a high standard of living accommodation following internal upgrades;
- supports local housing needs through Leasing Scheme Wales;
- protects neighbour amenity;
- complies with Policies GP2, GP6 and H2 of the Newport LDP;
- aligns fully with the HMO SPG and Parking Standards SPG.

This is a low-impact, policy-compliant residential conversion, and it is respectfully requested that planning permission be granted.

*Simone.*