

HMO Planning Consultation Response

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Subject: Planning application reference number: **26/0515**

Location: **3 CLYTHA CRESCENT, NEWPORT, NP20 2EY**

Application Description: **CHANGE OF USE FROM SINGLE DWELLING HOUSE TO 6 BED HMO (RESUBMISSION)**

19th August 2026

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

With regard to 3 Clytha Crescent, Newport, NP20 4LA, I would comment as follows:

On viewing the first floor plan showing proposed recycling/ waste storage, it is anticipated this would present an increased unacceptable fire safety risk to the first floor passage presenting a means of escape from fire, due to recycling waste storage and it may give rise to problems associated odour. On viewing the proposed ground floor plan, the detached enclosure near the ground floor kitchen dining room appears it may be more suitable for refuse and recycling.

There is no proposed bath room (containing a bath, wash hand basin and water closet) or a proposed shower room (containing a shower, wash hand basin and water close). This is a requirement and should be specified on the plan as either a bath room or shower room.

At first floor level, it shows an external door leading out of the building. Information should be submitted to explain where this doorway leads to and confirmation of any external stairs provided.

There are no room sizes given for the kitchen and living room. If the property is to be used as a house in multiple occupation (HMO) the applicant should be familiar with Newport City Council's houses in multiple Occupation (HMO) licensing standards. In that document I would draw to the attention of the applicant the minimum room sizes required for a property.

Having regard to the room sizes and proposed use of rooms, the property would be suitable for a maximum of four persons forming two households. If the property comprises of two household with at least three or four persons it would be defined as a house in multiple occupation (HMO). Whilst it would not require a licence due to a maximum number of 2 households and 4 persons, The Management of Houses in Multiple Occupation (Wales)

Regulations 2006 would apply and therefore the applicant must be familiar with those regulations if letting the property as a HMO.

Where there is a proposed change of use to a House in Multiple Occupation (HMO) the most appropriate person (usually the landlord/owner of the property) must contact the Environmental Health Housing Team on 01633 656656 or EHHousing@newport.gov.uk with regard to HMO licensing.

The applicant is advised to read Newport City Council's Houses in Multiple Occupation (HMO) Licensing Standards, which details standards and licensing conditions for HMOs subject to licensing. The document can be viewed on Newport City Council's website.

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

Regards



Steven Kettles

Environmental Health Officer

Environmental Health Housing Team