

HMO Pre- Application Planning Enquiry

Pre-Application Pre application enquiry reference number: 26/0445

Main Location: Newport Guest House 391A Chepstow Road Newport NP19 8HL

Subject Reference: Planning Consultation Request for case ref: **26/0445**

PROPOSED CHANGE OF USE FROM GUESTHOUSE (C1) TO TEMPORARY ACCOMMODATION (SUI-GENERIS) (PART RETROSPECTIVE)

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

I would not have concerns regarding the proposals.

As there are no exact measurements on the room sizes on the attached plans the bedrooms in both options would need to be a minimum of 6.51m² to accommodate 1 person, and 11m² for 2 persons per room.

I would also note that the kitchen dinning would need to be at least 16m² combined for the minimum of 8persons. The owner of the property would need to refer to [HMO-licencing-standards.pdf](#) for full details.

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 [HMO-licencing-standards.pdf](#)

It may be of a benefit for the landlord/ owner to review the pre-licence inspection we offer where the Environmental Health Housing team will provide advice and guidance on HMO requirements. There is a fee for this service and further information can be found here [HMO pre-licence advisory service | Houses in multiple occupation \(HMO\) | Newport City Council](#)

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 for a HMO licence.

Please read the attached “[Houses in multiple occupation \(HMO\) | Newport City Council](#)” which details standards and licensing conditions for HMOs subject to licensing.

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

Rebekah Nock
Environmental Health Officer