

Statement

Section 73 Planning Application: Justification Statement

Property Address: 5 Eveswell park road, Newport, NP198GS

Appeal Ref: APP/G6935/A/19/3219788

Change: Variation of Condition 3. restricting the property to 5 bedrooms, to allow 6 bedrooms, maintaining maximum occupancy of 6 persons.

1. Background

The property currently benefits from **C4 use class planning permission** for a House in Multiple Occupation (HMO) accommodating **up to 6 occupants**. The most recent appeal decision included a condition restricting the internal layout to **5 bedrooms**.

The applicant now wishes to internally reconfigure the property to provide **6 bedrooms**, without increasing the number of occupants, to better meet HMO demand and optimise use of space.

2. Justification

1. **No increase in occupancy:** The total number of occupants remains **6**, consistent with the existing C4 permission. There is no intensification of use, and the property will continue to operate within the same occupancy limits. Due to previous management difficulties caused by accommodating couples in one room, we are requesting this variation to enable the property to be reconfigured as a 6-bedroom HMO."
2. **Internal alteration only:** The proposed change is entirely **internal**, with no external works, extensions, or alterations affecting the building's appearance or the streetscene.
3. **Adequate amenities:** The property will continue to meet HMO standards, including:
 - Minimum bedroom sizes: 6.51 m²
 - Sufficient bathrooms, kitchen, and communal areas for 6 occupants
 - Compliance with all fire safety and building regulations requirements and HMO licensing.
 - All amenities provided exceed the minimum standards required for six persons
4. **No adverse impact on neighbours:** The change will not affect parking, noise levels, waste management, or the overall residential amenity of surrounding properties.
5. **Alignment with planning policy:** The proposal is consistent with Newport City Council planning policy and the objectives of HMO regulation, as there is no increase in occupancy and no external change to the building.

3. Conclusion

The proposed variation of condition is minor, entirely internal, and will not affect the character of the building, the surrounding area, or residential amenity. The property will continue to accommodate **6 occupants** in compliance with C4 use class requirements and HMO standards.

We respectfully request that Newport City Council **approve the variation of condition** to allow the property to have **6 bedrooms**.