

Delegated Decision Report

Application No:	26/0356	Statutory Period Expires:	14th July 2026
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Site:	28 Brynglas Road Newport NP20 5RZ		
Proposal:	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)		
Applicant:	G Jones		
Type:	Full	Ward:	Shaftesbury
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission was recently refused for the change of use of the property to a five bedroom HMO. The reasons for refusal were as follows:

01 The proposal will result in an increased demand for on-street parking in an area of high parking stress and where the parking survey confirms local roads are at or near parking capacity. This is to the detriment of highway safety and contrary to Policies H8, GP2, GP4 and T4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015), the Supplementary Planning Guidance for Houses in Multiple Occupation (Adopted August 2016) and Parking Standards (Adopted August 2016).

02 The proposal will result in a substandard level of amenity for future occupiers of the accommodation by reason of the layout and configuration of the two front first floor bedrooms reducing useable space within the room. The proposals are therefore contrary to Policies H8 and GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and the Supplementary Planning Guidance for Houses in Multiple Occupation (Adopted August 2016).

- 1.2 The decision was subsequently appealed and the appeal was dismissed. However, the Inspector concluded that the proposals were only unacceptable in terms of living standards for future occupants of the HMO and insofar as parking and highways matters are concerned the Inspector concluded that the proposal would not have a harmful impact on highway safety. These matters are discussed further under the assessment section of this report.

2. SITE LOCATION AND CONTEXT

- 2.1 The application property is a mid-terrace dwelling set over two storeys on Brynglas Road, close to the junction with Malpas Road. It is situated in an urban area, which is predominantly residential in character although there are some commercial uses opposite on Brynglas Road including a hairdressers and a café. Malpas District Centre is approximately 200m away on Malpas Road.
- 2.2 The property is set at an elevated level compared with the footpath and highway with steps leading to the entrance door. It has an enclosed rear garden.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks full planning permission for the change of use of a property from a three bedroom dwelling to a four bedroom House in Multiple Occupation (HMO).
- 3.2 The current layout includes a hallway, lounge, dining room, kitchen and bathroom at ground floor and three bedrooms at first floor. The proposed layout shows a hallway, communal living area, bedroom, kitchen and shower room at ground floor and three bedrooms and a shower room at first floor. No external alterations are proposed.
- 3.3 The proposed layout plan shows cycle storage within the rear garden.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0496	CHANGE OF USE FROM A 3 BEDROOM DWELLING (C3 USE) TO A 5 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)	REFUSED/APPEAL DISMISSED	3/09/2025

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

6.6.22 Flooding as a hazard involves the consideration of the potential consequences of flooding, as well as the likelihood of an event occurring. Planning authorities should adopt a precautionary approach of positive avoidance of development in areas of flooding from the sea or from rivers.

6.6.25 Development should reduce, and must not increase, flood risk arising from river and/or coastal flooding on and off the development site itself.

5.3 TECHNICAL ADVICE NOTE 15 DEVELOPMENT, FLOODING AND COASTAL EROSION

8.1 - The TAN reflects the core principles of the National Strategy for Flood and Coastal Erosion Risk Management in Wales,⁹ to adopt a risk-based approach in respect of development in areas at risk of flooding and coastal erosion.

10.24 - In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8, where they are not satisfied, planning permission should be refused. In these zones, Planning Authorities should seek all opportunities to provide enhanced flood protection for existing communities at risk.

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 – Sustainability;

SP3 – Flood Risk;

GP2 – General Amenity;

GP4 – Highways and Accessibility;

GP5 – Natural Environment;

GP6 – Quality of Design;

GP7 – Environmental Protection and Public Health;

H8 – Self Contained Accommodation and Houses in Multiple Occupation;

T4 – Parking;

W3 – Waste.

5.5 SUPPLEMENTARY PLANNING GUIDANCE

PARKING STANDARDS SPG;
HOUSES IN MULTIPLE OCCUPATION;
WASTE STORAGE AND COLLECTION.

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales:

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes highly vulnerable development (residential). The Flood Map for Planning indicates that Flood Zone 2 (sea) and TAN 15 Defended Zone clip the front of the property, and the site appears adjacent to Flood Zone 3.

We note that there are steps leading up to the property and that the building is elevated above pavement level. Given the limited extent of flood risk and location of flood risk shown to be affecting the application site (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

6.2 Dwr Cymru Welsh Water: We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

6.3 Highways: **Highway recommendation:**

No objection.

Highway Comments:

Highways do not support the proposals, but highway safety has been considered at the previous Appeal, and the Inspector does not consider that there are any highway safety grounds to justify a refusal.

6.2 Environmental Health (Housing): 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 6.51m², and for a two-person accommodation, it is 11m². Minimum size for the kitchen would have to be 7m² (up to 5 persons) and living room minimum size would be 10m² (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.

- 6.3 HMO Licensing: Confirm there are no other HMOs within the area.
- 6.4 Waste Manager: No response.
- 6.5 SAB Drainage: No response.

7. **PUBLIC REPRESENTATIONS**

All properties within 50m of the application site were consulted (110no properties), and a site notice displayed. 23no responses received (22 objections and 1 in support). The objections are summarised as follows:

- The Inspector made an assumption that the occupants would not be reliant on cars but this should not be the case;
- It should be noted that the previous application was refused by Planning Committee and the appeal dismissed;
- The parking survey is not in accordance with the Lambeth Methodology;
- Room dimensions are not clear;
- Bin storage is problematic;
- There are families with children in the area and they will not be able to park near their homes;
- The proposals will increase parking demand;
- The property should be kept as a family home;
- Residents living in HMO's quite often have a number of issues that may lead to unsocial behaviour, which can be stressful for neighbours and the community;
- The proposed HMO would represent a more intensive form of occupation that is not in keeping with the character of the surrounding neighbourhood. The introduction of multiple unrelated occupants is likely to alter the established residential balance of the area and may undermine the sense of community that currently exists.
- Whilst many HMOs are managed responsibly, they can generate increased levels of noise, disturbance, disputes between occupants, and complaints from neighbouring residents due to the higher intensity of use;
- The property is situated close to a local school and is regularly accessed by children and families. The area currently benefits from a stable residential environment appropriate to its location;
- The property has recently been subject to vandalism, which has already had a negative impact on nearby residents. This raises concerns regarding the future management, monitoring, and maintenance of the premises.
- The application does not provide sufficient detail regarding management arrangements to demonstrate how issues such as nuisance, waste, property maintenance, and tenant conduct would be effectively controlled should problems arise.
- The proposals may impact property value;
- There are too many HMOs in the area already resulting in noise and disturbance and anti-social behaviour;
- It will increase pressure on GP practices;
- It will increase the cost of house and car insurance;
- Work already undertaken at the property has caused significant disruption to neighbouring residents.

Comments in support summarised below:

- There are very few HMOs in this area available to rent and it would be beneficial to have more.

- 7.1 COUNCILLOR PAUL COCKERAM: Having spoken to residents in the area and looking at the traffic use at the bottom of Brynglas Road I do still have major concerns especially with parking on that bend. The issue with HMOs you can't control how many people would live at the property. So, for the above reasons I still can't support the application.

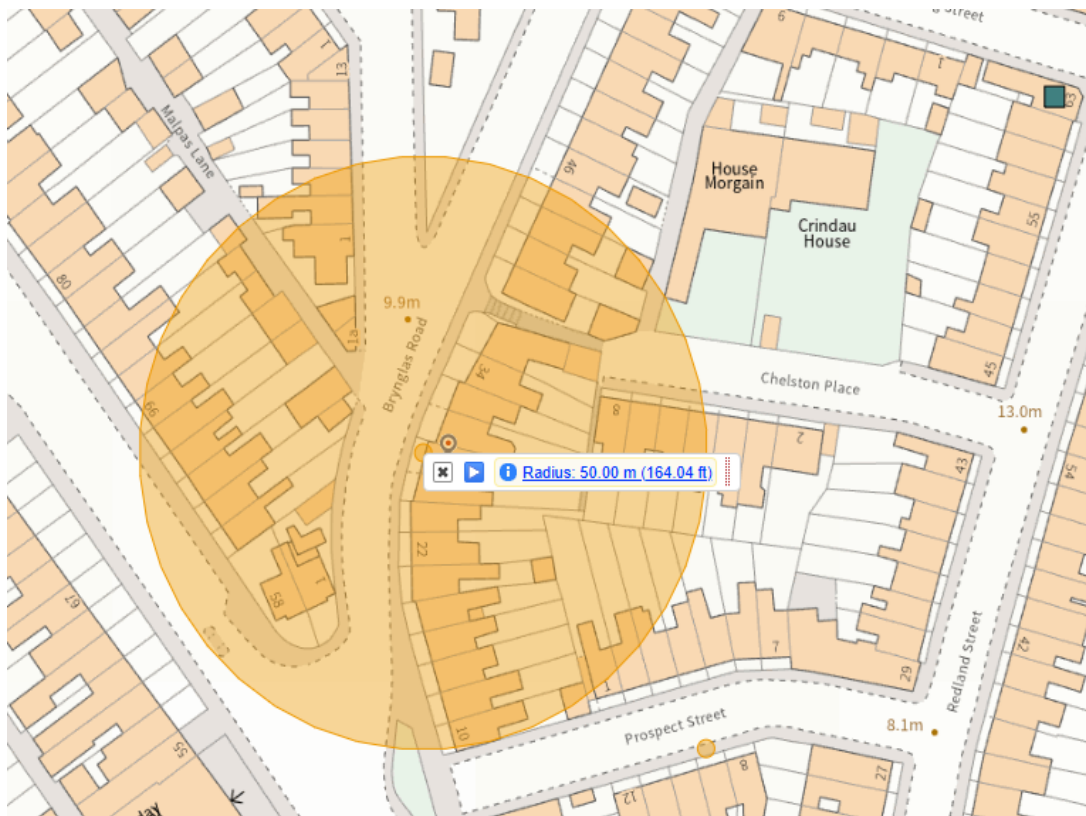
8. **ASSESSMENT**

8.1 Principle of Development:

The main considerations of this application are whether the proposals will result in an over-concentration of HMOs in the area, impact on the character of the area, impact on neighbouring amenity and the amenity for future occupiers including suitable provision for waste storage etc, impact on parking and associated highway impact and design and flood risk. The personal details of occupants themselves is not a planning matter. Neither is the reputation, background, business, etc of the landlord/owner.

8.2 Concentration of HMOs, Impact on Character and Appearance and Residential Amenity:

The adopted HMO SPG, states that 'clusters of HMOs can alter the composition of a community and detract from local visual amenity. The guidance introduces a threshold above which HMOs are considered to detract from the character of the area. In general, the Council will not support a planning application that would take the number of HMOs, considered as a proportion of the local housing stock, above a specified limit. In "defined areas" this limit is 15%, in other areas, 10%. This site is located within the 10% threshold area. When taking a 50m radius from the address point of the application site, the full front elevations of 30 properties are captured and there are no existing registered HMOs within the 50m radius. Therefore, if the application were to proceed, the percentage of HMOs would be 3.33% and the 10% threshold would not be exceeded. Furthermore, the area around the appeal site does not currently exhibit any of the characteristics often associated with a high concentration of HMOs, such as disrepair, littering or anti-social behaviour. Consequently, HMO concentration levels are not grounds to refuse permission in this case. The 50m radius can be seen below. HMOs are represented by green squares with none shown within the 50m radius:



8.3 It cannot be shown that the proposal would create an over concentration of houses in multiple occupation in the area which would change the character of the neighbourhood or create an imbalance in the housing stock and criterion (ii) of policy H8 is met.

8.4 In terms of amenity consideration for any future occupiers of the HMO, the Council's Environmental Health (Housing Licensing) department also acts as a regulatory authority in this regard. Notwithstanding this, the adopted HMO SPG states as follows:

Rooms should be arranged and designed in a manner that maximises the living standards of occupants. For instance, living rooms, kitchens and bedrooms should neither overlook adjoining properties nor face high boundary walls. Living rooms, moreover, should not be next to, directly above or directly below a bedroom in a neighbouring property.

- 8.5 In this case, these expectations are met with communal living room and kitchen located at ground floor and all bedrooms having adequate outlook and natural light via existing windows. The Council's Licensing requirements for HMO room sizes requires the following:

- Kitchens serving up to 5 people: 7.2sqm
- Living rooms for up to 5 people: 10m²
- Bedroom serving one person 6.51m²

In this instance the kitchen is approximately 12.58m², the living room is 16.72m² and the smallest of the four bedrooms is approximately 6.65m². All rooms exceed guideline figures and have been measured on site by officers. As such the licensing requirements are complied with. The previous submission proposed five bedrooms with one of the existing bedrooms to be self-divided into two rooms. In their consideration of the appeal the Inspector noted that the subdivision and presence of the existing bay window results in awkward projections within both rooms and that these factors result in inefficient and fragmented layouts that significantly limit the functional floor space of both rooms. No such subdivision is proposed as part of this application and the Inspector raised no concerns with regard to the other bedrooms and noted that the accommodation would benefit from windows to habitable rooms, a reasonably sized communal living room and outdoor amenity space, two shower rooms and dedicated bin and cycle storage. The appeal decision is a material consideration which carries significant weight in the decision-making process and determination of this application by the LPA. Given that it is not intended to subdivide any rooms as part of this application and the bedrooms all meet Licensing standards, the proposals are considered to provide an acceptable standard of amenity for future occupants. The layout includes two shower rooms which exceeds the licensing requirements which specifies one bathroom or shower room for up to 4 occupants.

HMOs should provide outdoor amenity spaces in which residents can relax, dry their clothes and store refuse and recycling bins. Shared amenity spaces will be acceptable so long as they can accommodate every resident of the properties that they serve.

- 8.6 Access to a sizeable enclosed rear garden is provided and at the time of site visit this was very overgrown. The rear garden is clearly of a suitable size for four occupants and could accommodate cycle storage, details of which have been provided. Older photos suggest the site has stepped levels and some incline but not significant to render the rear garden unusable or impractical. Neighbour gardens are generally well maintained, of similar size and layout and include seating areas and decks for example. Taking bicycles through the house to a store in a private rear garden is not unusual and is required as part of the current use.
- 8.7 *Conversion proposals should not detract from the character and appearance of the building. Any conversion involving external alterations should respect the form, scale and materials of the original building and the visual character of the area. This includes the style and proportion of window and door openings.*
- 8.8 The property appears to have been vacant for some time and is neglected in appearance. It is currently undergoing refurbishment works with scaffolding currently erected to front and rear elevations. The improvement to its appearance is very much welcomed and to the benefit of the visual amenity of the street scene.
- 8.9 Properties within the vicinity are generally in an acceptable condition. As is common with some properties closeby refuse bins are generally stored in small front gardens. Bin storage is indicated on the block plan within the rear garden and whilst this may be possible, evidence suggests storage on the front raised forecourt is more likely, akin to neighbouring properties and particularly having regard to the level change between the front door and pavement. There appears to be space in the front forecourt for bin storage with several similar properties on the street storing the bin between the front door recess

and front bay window for example. As a 4 bedroom HMO it will have a 120litre wheelie bin which is the same as the use as a three bed dwelling. The 4 adults in the HMO will share the waste receptacles in the same way as those resident in a family dwelling and like any dwelling can apply for more recycling receptacles if required. In short, the proposals do not materially impact the storage of waste in amenity terms.

- 8.10 The property is currently served by a downstairs bathroom which can only be accessed via the kitchen. The proposed layout includes a shower room at first floor which will serve the occupants of the three first floor bedrooms.

8.11 **Movement**

The site is located on Brynglas Road, which is subject to a 20mph speed limit. The parking demand created as a 3no. bed dwelling is 3no. spaces (calculated using the SPG). There is no parking on site. The proposed 4no. bedroom HMO would require 1no. space per bedroom (4no spaces). As such there is a net increase in parking demand of one space as a result of the change of use.

- 8.12 Existing parking problems and concerns regarding a worsening of the existing situation and subsequent highway safety matters have been raised as significant concerns within the resident objections and also the Local Councillor response. The application is accompanied by a parking survey (the same survey which accompanied the previous submission carried out in July 2025). The survey shows that the area is currently experiencing very high parking stresses and there is no practical capacity for more parking and suggests that the survey only serves to prove there is an existing problem and parking availability is at a critical stress level.

- 8.13 The Local Planning Authority has tested decisions on HMOs in relation to lack of parking several times in recent years. All have been dismissed at appeal. The key point for Inspectors is the sustainability of the location not the availability of parking. In this case, the site is located just over 200m from a District Centre. The site scores highly in sustainability terms when examined against the Council's Parking SPG. Demand for parking arising from HMO uses, particularly where these form a very low proportion of the housing stock in the 50m catchment area, is not considered to be a robust reason for refusing planning permission.

- 8.14 In this instance there is a recent appeal decision specific to the site (CAS-04663-K4D5H0) and in their determination of the appeal the Inspector noted the highly sustainable nature of the location of the property and considered that *"future occupiers would have realistic alternatives to the private car to access services, facilities and employment opportunities within the local area and city centre."* And that *"given the sustainable location of the appeal site, that the proposed HMO would be more attractive to those without regular access to a private car. It is, therefore, my view that rather than increasing demand for on-street parking, the proposal is more likely to limit the reliance on the private car in accordance with the aims of PPW."* The Inspector noted shortcomings with the parking survey as highlighted by the Council's Highways officer and that these findings are reinforced by representations from residents and the local councillor and acknowledged that *"competition for on-street parking is extremely high during peak periods, which can give rise to instances of inconsiderate or indiscriminate parking and can lead to inconvenience for residents."* However, the Inspector concluded that the proposal would not materially increase parking demand and, therefore, would have minimal effect on existing local highway conditions and local residential amenity. As previously noted, the appeal decision is a material consideration which carries significant weight in the decision-making process and determination of this application by the LPA. Furthermore, given that the number of bedrooms has been reduced from 5 to 4 under this application, the parking demand is reduced. Having regard to this and the appeal decision, the proposals are considered to be acceptable in terms of parking and highways impact and criteria (i) of policy H8 is met.

- 8.15 As noted above, the application includes details of cycle storage within the rear garden serving the property and this can be secured by condition. The Council's Highways officer has previously objected to this arrangement as it can only be accessed via the property. However, this arrangement is common with terrace properties such as this. The rear yard is

secure and is considered acceptable. Given the characteristics of some sites, it is not possible to strictly accord with the SPG requirements. In this case, it is considered that a secure store at the rear of the property would offer safe and suitable storage for cycles to the benefit of the future occupiers of the property and any cycle storage required by its use as a family dwelling would also be reliant upon cycles being wheeled through to the rear garden.

8.16 **Waste**

The property has an elevated front platform separating it from the pavement as is common with other properties within the vicinity. As discussed earlier in this report, there is evidence of wheelie bins being stored in these areas, often between the front door and front bay window for example and then presented on street with recycling receptacles for collection day. This is the way in which waste would be stored as a dwelling and the use as a HMO would not stand out in this respect. Bin storage is indicated on the block plan within the rear garden and whilst this may be practical for recycling receptacles, pulling wheelie bin through the property seems less likely in practice as evidenced by the bins viewed to the front of properties at site visit. As a 4 bedroom HMO it will have one black wheelie bin the same as a dwelling with no added impact arising from the change of use in terms of accumulation of waste receptacles and impact upon general amenity.

8.17 **Flooding:**

The planning application proposes highly vulnerable development as a change of use of existing highly vulnerable residential property into 4no. bed HMO. NRW Flood Map for Planning (FMfP) identifies that Flood Zone 3 is adjacent to the site. Given the limited extent of flood risk shown to be affecting the application site, the fact the property is located outside a flood risk zone on the most up to date flood maps (albeit adjacent), and as there are steps up to the property/the building is elevated above pavement level, NRW consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas and offer no objection to the proposals. Whilst a ground floor bedroom is proposed, the property is adjacent to the flood zones and not within it so latest modelling data tells us the property is not at risk, together with the fact that the property is at an elevated level as seen on site, the proposed change of use (which does intensify occupation of the property and include a ground floor bedroom) does not give rise to added flood risk concerns having regard to the current lawful use.

8.18 The proposals comply with the aims of TAN15 (March 2025) and Policy SP3 of the NLDP 2011-2026 (adopted January 2015).

8.19 **Biodiversity:**

Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Enhancement is proposed in the form of a bird box in the rear garden of the property. This is considered to be proportionate and is acceptable.

8.20 **Other Matters**

Dwr Cymru – Welsh Water has requested drainage conditions if planning permission is forthcoming. However, given that the proposals do not include any extensions to the property, such conditions are not considered warranted.

8.21 A number of issues that have been raised within the objections received by local residents over and above matters considered above, relating to the perception of HMOs and the occupants, and concerns that the proposal would devalue house prices within the vicinity. The personal details of occupants of a HMO are private interest matters and not ordinarily material considerations for planning. Similarly, property value is not a material planning consideration.

- 8.22 Whilst anti-social behaviour, crime and the fear of crime are material considerations, the weight that can be afforded to these considerations is dependent upon the fear of crime being objectively justified; the fear of crime having some reasonable basis; and the fear of crime relating to the proposed land use, in planning terms rather than assumptions not supported by evidence as to the character of future occupiers. This is well established by case law. In this instance, there would not be an exceedance above the HMO threshold established within the HMO SPG and there is no current evidence to support a refusal on actual or fear of anti-social behaviour or crime.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 The change of use would not result in an exceedance of the threshold set out in the Council's Supplementary Planning Guidance, in fact there are no other HMOs within a 50m

radius. The proposals would not result in a demonstrable adverse impact upon the character of the area or upon matters relating to social cohesion.

- 10.2 Whilst the proposals would result in an increased demand for parking of one space when assessed against the Council's adopted Parking SPG, the site is located within a sustainable location with walkable access to shops and services with good transport links and having regard to this and the recent appeal decision in which the Inspector confirmed the proposal for a five bed HMO to be acceptable in parking terms, it is considered that the proposals would not result in an adverse impact to highway safety or neighbouring amenity and this would not be a robust reason to refuse permission.
- 10.3 The proposals are acceptable having regard to flood risk matters and the layout addresses the previous objection on the configuration of 2no. of the first floor rooms by removing such alterations altogether.
- 10.4 It is recommended that the application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: TRD-222504 - A2/02, GIS.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

Pre-occupation

02 Prior to the first occupation of the property as a house in multiple occupation as hereby approved, cycle storage provision shall be provided in accordance with the approved details and thereafter be retained for lifetime of development.

Reason: To ensure there is adequate cycle provision at the property in the interests of sustainability in accordance with Policies SP1 and GP4 of NLDP.

03 Prior to the first occupation of the property as a house in multiple occupation as hereby approved, biodiversity enhancement shall be provided in accordance with the approved details and thereafter be retained for lifetime of development.

Reason: In the interests of biodiversity in accordance with Policy GP5 of NLDP.

General conditions

04 The property shall have a maximum of 4no bedrooms and 4no occupants.

Reason: To protect the amenity of adjoining occupiers, in the interests of highway safety in accordance with Policies GP2 and GP4 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Parking Survey July 2025, GIS, Sustainability appraisal, Flood statement, Planning Statement May 2026, TRD-222504 - A2/02.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, GP2, GP4, GP5, GP6, GP7, H8, T4 and W3 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.