

Highway Response

Ref: 25/0472

Date: 18/08/25

PROPOSAL: CHANGE OF USE OF FIRST AND SECOND FLOORS OF BUILDING FROM SINGLE MAISONETTE TO 2 NO. FLATS

SITE: 133 Stow Hill Newport NP20 4FZ

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The submission identifies areas for bin and bike stores, but no detail is provided. The space is appropriate with good access, but as there is more than one household the scheme must provide additional security. This can be addressed via condition.

The existing garage entrance is to be retained for bin/bike access but is not suitable for car movements and the footway crossing is therefore redundant. As it is prejudicial to some pedestrian groups, we would request a condition to make good/level the footway.

In terms of parking the requirements do not change as the retail unit remains unaltered and both existing and proposed residential developments have three beds in total.

In summary there are no objections, subject to the following conditions.

Suggested Conditions:

Prior to first occupation of the development hereby approved the applicant shall at no expense to the council remove the footway crossing at 133 Stow Hill and reinstate a level footway.

Reason: To ensure that the sufficient measures are taken such that the highway network can accommodate the development and not exacerbate unsatisfactory highway or transportation conditions for pedestrians.

The parking spaces indicated on the approved plans shall be provided for the use of residents, occupiers and visitors of this development only and shall be retained in perpetuity.

Reason: To ensure that appropriate provision for parking vehicles is made and maintained, thereby avoiding hazards caused by indiscriminate parking.

Except for site clearance and remediation No development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

Informative Notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.