

Highway Response

Ref: 24/1017

Date: 31/12/24

PROPOSAL: CHANGE OF USE FROM A 4 BEDROOM HOUSE TO A 5 BEDROOM HMO

SITE: 27 Morden Road Newport NP19 7ES

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The property is a 4-bed residential unit, and the proposal is for a 5 unit HMO. The key issues are car and cycle parking.

Cycle parking is annotated within an existing garage. Observation of the external access/footway crossing suggests that the garage is only practical / lawful for one car to gain access. The cycle parking should therefore be provided on the other side to what is shown.

Because the facility is shared between 5 households it is important to have security. The arrangement would therefore be satisfactory only with racks to secure the cycles. Sheffield style racks will provide security and prevent the space being lost to other storage. These should be secured by way of condition.

The change of use would require two additional parking spaces to be provided.

The application is accompanied by a parking survey report. Whilst it lacks detail and raw data and the photo's do not show timestamps, it appears to demonstrate sufficient parking is available.

There are no highway related objections subject to the following conditions.

Suggested Conditions:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that order), the garage shall not be converted to living accommodation or used for any purpose that would preclude the storage of a car except following the express grant of planning permission by the Council.

Reason: To ensure that appropriate provision for parking vehicles is made within the curtilage of the dwelling. In particular that adequate secondary off-street parking space is available so that vehicles do not over-hang the footway and that unimpeded visibility is maintained for all road users.

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.