

Highway Response

Ref: 24/0774

Date: 25/11/24

PROPOSAL: CONVERSION OF 5NO. BEDROOM HOUSE TO 2NO. FLATS

SITE: 2 Clyffard Crescent Newport NP20 4GE

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Following receipt of additional information from parking services colleagues, we would update our response as follows.

Highway recommendation:

Not supported on grounds of parking, refuse and cycle policies.

Highway Comments:

The change to two flats with five bedrooms results in a requirement for an additional 2 parking spaces which are clearly not available on site. The area is controlled with Traffic Regulation Orders for waiting and residents' only restrictions. The additional two flats could qualify for two parking permits each, if / when certain qualifying criteria are met (mainly Council tax requirements).

Notwithstanding the permits, we would suggest that there is no demonstrable capacity on street. Highways previously advised that a survey could be submitted to contest this, but no further information has been provided.

We cannot therefore support the application which would increase the parking stress locally.

The site has no access to the rear so creating two units exacerbates the issues of cycle and bin storage, resulting in further objections. Additional bins for collection and issues of where to store them are expected to exacerbate potential amenity and obstruction of footway issues.