

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build. E)

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13th February 2025.

FAO – Marnie Ostler,
Development Dept.,
Newport City Council,
Civic Centre,
Newport.

Ref – CHANGE OF USE FROM SINGLE DWELLING TO 6NO. BED HMO
39 Dolphin Street Newport NP20 2AT
Planning Ref - 24/1047.

Dear Marnie,

I have read the second Highways response and find the comments disappointing.

HIGHWAYS COMMENTS –

I note that Kevin Jackson's comments state -

“The parking survey is inconsistent in calculating space numbers. It also demonstrates that echelon parking is adopted (which is less safe and not strictly lawful without marked bays) as well as footway parking. These both indicate that the parking stresses are high.”

Kevin states that he has an issue regarding the echelon parking on Dolphin and South Market Street, and that this has impacted on the calculation of available parking spaces in the survey.

I am concerned about the comments around reduced safety for the echelon parking. I know the area very well. I can clearly and accurately state that the echelon parking, which has been in situ for decades, is far safer in this instance. I can confirm that the pavements in this area are not parked upon, and that if there were the need for an emergency vehicle to access the area – it would not be blocked by cars parking on both pavements.

PHOTO QUALITY –

The survey was carried out in the dark. It was foggy and rainy. The weather details can be checked. If the photos were clear and light, the authenticity of the photos could be challenged.



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CYCLE PARKING –

I note that Kevin has made the following comment -

“taking cycles through the living/kitchen areas is not appropriate and does not encourage cycling. We do not consider this development to have any meaningful cycle provision.”

Newport has a large number of terraced houses. The locality of the application site is almost exclusively terraced houses without forecourts.

Kevin’s first comments included not being able to take bins through the house. Residents in terraced houses all have bins, they all have recycling bins, many have bikes – be it adults or children’s bikes.

My previous home was a mid-terraced property in Crindau. I had a bike; I took it through the house – I managed – as do the local residents.

If you want to dissuade people from using bikes – put them at risk of theft, park them in a location where thieves can easily access them.

CONCLUSION-

I would like to reiterate – people who know the area well, will know that approving this application will not lead to a shortage of parking for the local residents.

I trust that parking can be scrutinised and with the help of the submitted details, provide satisfaction that parking need not be an issue for refusal.

If you have any queries, please contact me.

Kevin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

