

Highway Response

Ref: 25/0790

Date: 17/10/25

PROPOSAL: CHANGE OF USE OF FIRST AND SECOND FLOORS TO 2 NO. FLATS (RESUBMISSION OF 25/0317)

SITE: 25 First Floor Charles Street Newport NP20 1JT

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

The applicant has not addressed parking policy requirements, however we would accept that any impact is marginal.

No provision is made for cycle storage, arguably increasing the need for car use. Highways cannot support the development without cycle provision.

Refuse is potentially to be stored at a property three doors down. Other properties already keep bins in the ginnel serving this property and we would consider this to be an unsatisfactory arrangement for a commercial use and two flats in addition to whatever properties it already serves. If /when these are all put out, they will have an adverse impact on highway movement and amenity.

We consider the application fails to comply with policies relating to parking, refuse management and cycle parking. It is not supported.