

## Highway Response

Ref: 25/0841

Date: 28/10/25

**PROPOSAL:** CHANGE OF USE FROM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)

**SITE:** 7 Conway Road Newport NP19 8PA

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

### **Highway recommendation:**

No objection subject to conditions.

### **Highway Comments:**

The application now shows detail of bin and cycle storage however there is no access to the rear. It is more likely that bins will be left on highway permanently with a HMO as nobody has responsibility for taking them in. It is not easy or appropriate to push cycles through the house, so the development does not encourage cycle use. Furthermore, the door of the cycle store would not be wide enough for more than two bikes to be stored in an accessible way.

This is however the case for all the street and the existing use, so the impact is not measurable. Should the application be successful we would request suitable bin and cycle stores are secured by way of conditions.

In terms of parking the change of use requires two additional parking space to be provided (refer to parking SPG). Whilst we note the sustainability study, it is not sufficiently detailed and does not help. High levels of sustainability only allow the parking requirement to be reduced to one space per unit, which is all that is required anyway.

We note the parking survey has now been re-issued with more appropriate detail and still indicates very high parking stresses which raise concerns, especially as the survey can be inaccurate as there are many variables that are not considered. The key evidence is the photographic record, which is now time stamped. This shows more than two spaces available during the surveyed hours.

What the survey has to demonstrate is only that there are spaces available within 200m during periods of high demand. The SPG requires only one space, but as we rely on two snapshots, we would expect the applicant to demonstrate more, which they appear to have done.

Whilst the parking, cycle and bin storage all raise concerns, these are largely existing issues and there is not sufficient demonstrable impact to formally object to the proposals.

There are therefore no objections subject to the following conditions.

### **Suggested Conditions:**

Except for site clearance and remediation and notwithstanding the cycle store detail provided, 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 2015 (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.

Prior to first occupation of the development hereby permitted a servicing and waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority. For the avoidance of doubt the strategy shall include details of how bin movements will be managed and shall set out design and operational proposals for servicing and the storage, transfer and collection of waste ensuring that appropriate arrangements are made and that logistical requirements are appropriately considered and addressed. The strategy shall be subsequently implemented in accordance with the approved details.

Reason: To ensure that adequate on-site provision is made for servicing and waste management collection including allowance for the storage, transfer and collection of waste to reduce impact on footway obstruction, residential amenity and the general amenity of surrounding occupiers.