

Highway Response

Ref: 25/0412

Date: 16/06/25

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

SITE: 35 Liscombe Street Newport NP19 0HQ

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported due to refuse and cycle related policies.

Highway Comments:

The submission does not detail cycle storage or refuse management and there is no suitable access to the rear.

To reach the yard it is necessary to traverse the hall, dining room and kitchen. It is clear that even with suitable storage cycling will not be encouraged and bins will remain an obstruction and amenity issue.

That said the issues remain for the current and proposed uses, therefore there is no formal objection. However cycle storage should be conditioned.

In terms of parking the SPG requires 2 additional parking spaces for the HMO use. The accompanying survey provides photographic evidence that these were available on the two nights surveyed.

In summary, there are no formal objections subject to the following condition.

Suggested Condition:

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.