

Highway Response

Ref: 25/0324

Date: 19/05/25

PROPOSAL: CHANGE OF USE FROM A 3 BEDROOM DWELLING (C3 USE) TO A 5 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)

SITE: 201 Malpas Road Newport NP20 5PP

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The change of use results in a requirement for an additional two parking spaces to meet SPG requirements. There are no off-road parking spaces, and a parking survey has been submitted to support the application.

Photos within the report are very poor and some show parking in a turning area, so it is difficult to establish how much capacity is available, but there appears to be some.

There is no provision demonstrated for daytime parking (between 0800 and 2000hrs) for more than 2 hours, except for those with a residents' permit. The property will not qualify for 5 permits. This could be problematic for those working shifts or taking leave but is no different to the other houses in the street that have more than two cars and no drive.

There is no detail of cycle storage, but there is access to the rear of the property, so this should be secured by way of condition.

In summary, there are no objections on highway related grounds, subject to the following conditions.

Recommended Conditions:

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.