

Highway Response

Ref: RECON 24/1047

Date: 03/02/25

PROPOSAL: CHANGE OF USE FROM SINGLE DWELLING TO 6NO. BED HMO

SITE: 39 Dolphin Street Newport NP20 2AT

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported on grounds of cycle and parking policies.

Highway Comments:

We would update our comments as below following receipt of additional information including cycle storage and a parking survey.

The cycle storage shows a shed that is only suitable for a single household. This would not be practical or secure for separate households to share. As previously noted, it is not accessible. 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.

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.

It doesn't strictly limit the study area to circulatory / driveable routes and the photo's appear to show some spaces but are mostly unclear. We cannot afford the survey any significant weight.

Whilst there may be some spaces available, the development still does not meet policy requirements and parking stresses are undoubtedly high.