



LRJ PLANNING

Planning, Design and Development

PARKING SURVEY RESULTS

3 AND 4 JUNE 2025

**PROPOSAL: INCREASE IN THE SIZE OF A HOUSE IN MULTIPLE
OCCUPATION FROM A 4 BEDROOM (C4 USE) RESTRICTED BY
CONDITION 2 OF PLANNING PERMISSION REFERENCE: 19/0006 TO
A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)**

CLIENT: WILD MEADOW PROPERTY LTD

SITE: 19 VICTORIA AVENUE, NEWPORT, NP19 8GF

DATE: JUNE 2025



Appraisal

Following the helpful summary and the detailed points of concern, an updated parking survey undertaken on 3rd and 4th June 2025 at 05:00 has been prepared specifically to respond to the matters identified. This revised survey addresses the following key areas:

- **Verification and Transparency** - All kerb length measurements have been re-checked and verified. The survey now includes clear annotations and measurements.
- **Parking Demand and Methodology** - While it is acknowledged that parking stress in the area is relatively high, as a result of those spaces that are fully usable and legally parkable have been included in the final capacity figure.
- **Restricted vs Unrestricted Bays** - The updated report separates out residents' permit spaces.
- **Photographic Evidence** - All photographs in the new submission are time and date-stamped. Locations where parking would obstruct driveways or footway crossings have been excluded from the count.

The revised submission deals comprehensively with the Highways Officer's concerns, and that the information now provided can be given full weight in the assessment of the application.



Parking Survey Results 3rd and 4th June 2025

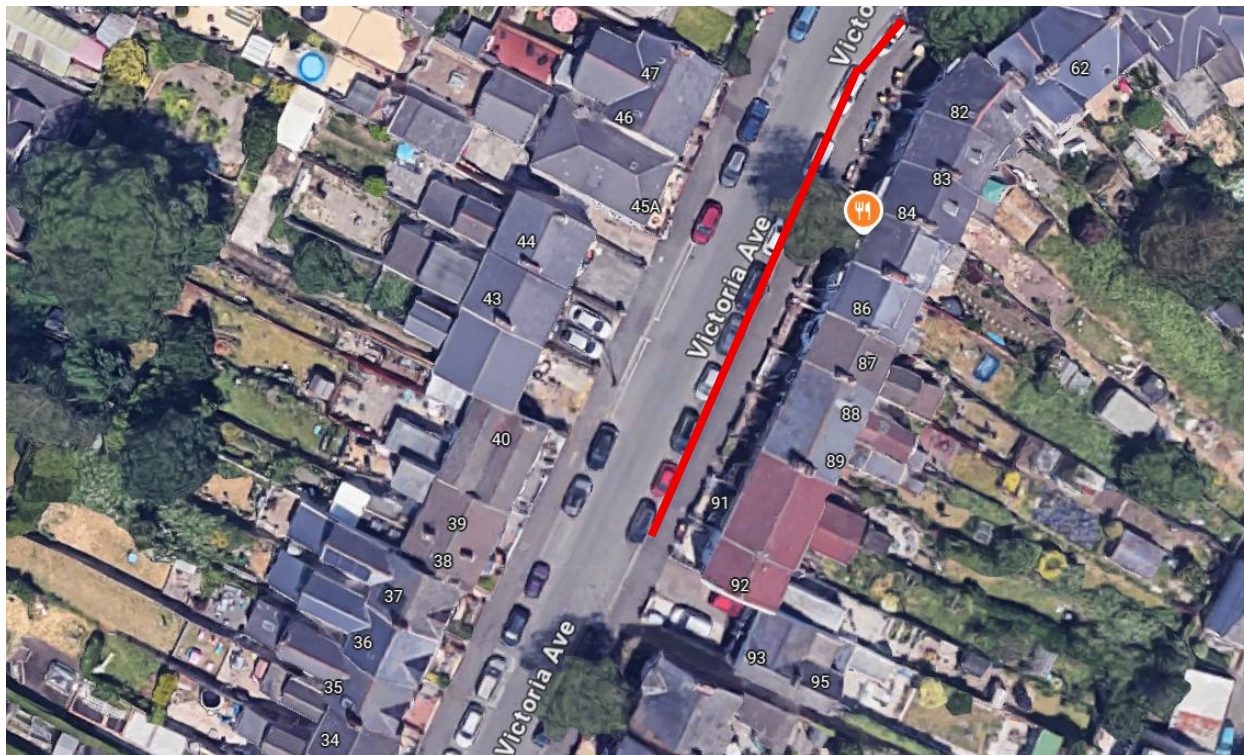
Street (Unrestricted Parking)	Available Kerbside Parking Length (Metres)	Available kerbside parking - Parking Spaces Number	Tuesday 3 June 2025 at 05:00 No of cars	Tuesday 3 June 2025 No of cars (% occupied)	Wednesday 4 June 2025 at 05:00 No of cars	Wednesday 4 June 2025 at 05:00 No of cars (% occupied)
Victoria Avenue (East)	144	28	28	100.0	28	100.0
Victoria Avenue (West)	128	25	25	100.0	25	100.0
Albert Avenue (East)	76	15	14	93.3	13	86.7
Albert Avenue (West)	31	5	5	100.0	5	100.0
TOTAL	379	73	72	98.6	71	97.3

Street (Restricted Parking)	Available Kerbside Parking Length (Metres)	Available kerbside parking - Parking Spaces Number	Tuesday 3 June 2025 at 05:00 No of cars	Tuesday 3 June 2025 No of cars (% occupied)	Wednesday 4 June 2025 at 05:00 No of cars	Wednesday 4 June 2025 at 05:00 No of cars (% occupied)
Victoria Avenue (East)	112	22	20	90.9	17	77.3
Victoria Avenue (West)	108	21	19	90.5	19	90.5
Crown Street (North)	69	13	12	92.3	10	76.9
Crown Street (South)	90	18	15	83.3	16	88.9
Albert Avenue (East)	68	13	8	61.5	10	76.9
Albert Avenue (West)	118	23	20	87.0	18	78.3
TOTAL	565	119	94	79.0	90	75.6



PARKING SURVEY AREA BROKEN DOWN

Unrestricted parking – Victoria Avenue (East Side) -57 metres

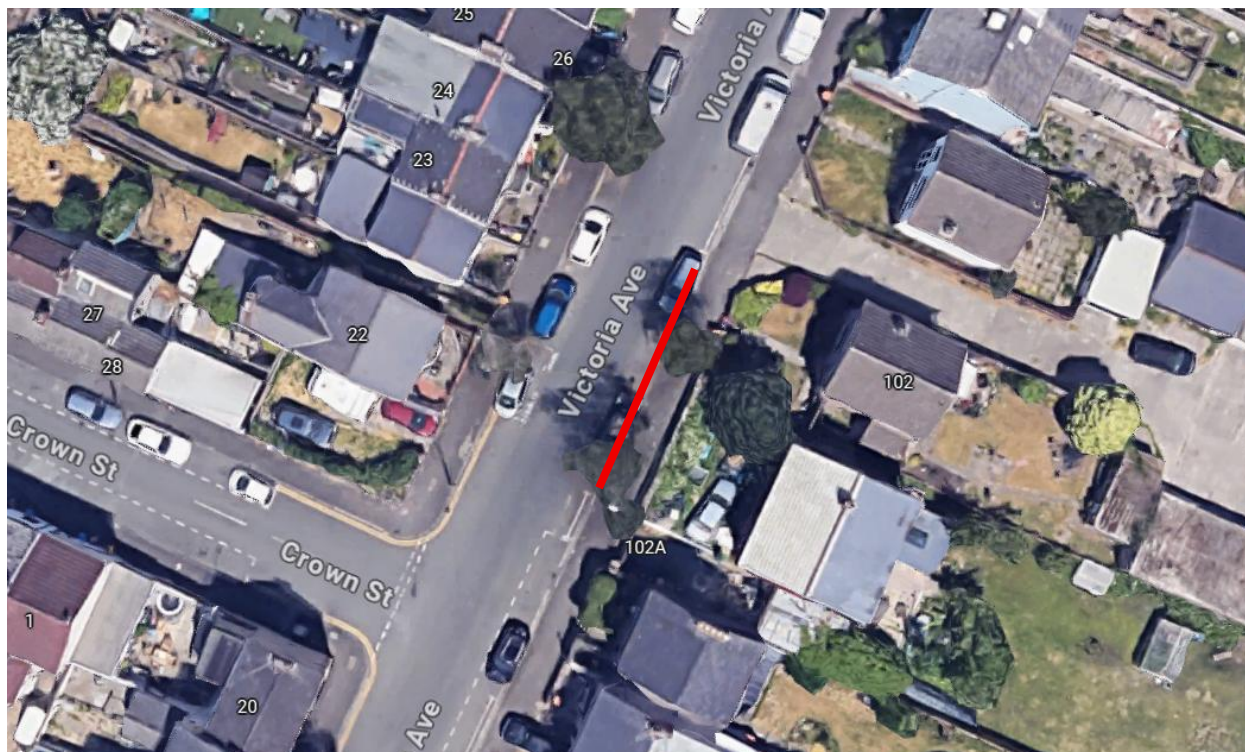


Unrestricted parking – Victoria Avenue (East Side) -72 metres





Unrestricted parking – Victoria Avenue (East Side) -15 metres



Unrestricted parking – Victoria Avenue (West side) – 31 metres

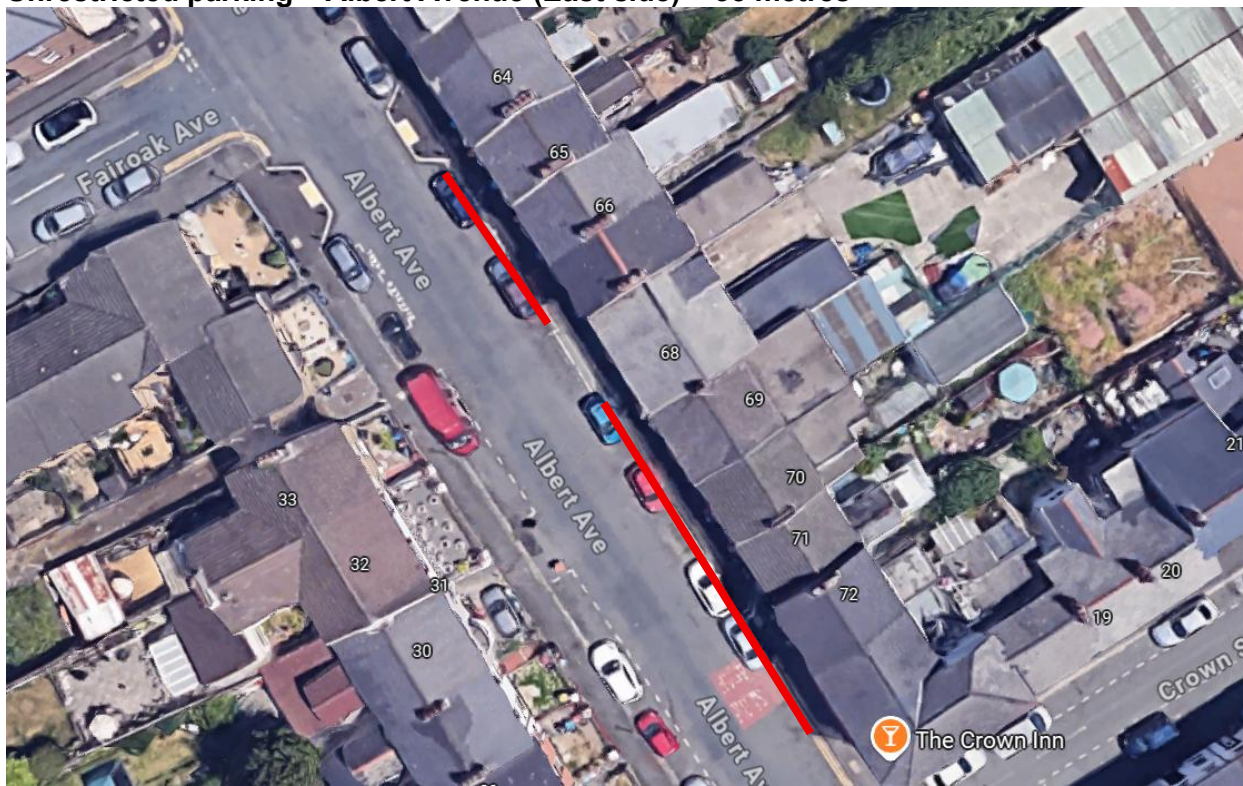




Unrestricted parking – Victoria Avenue (West side) – 97 metres



Unrestricted parking – Albert Avenue (East side) – 35 metres



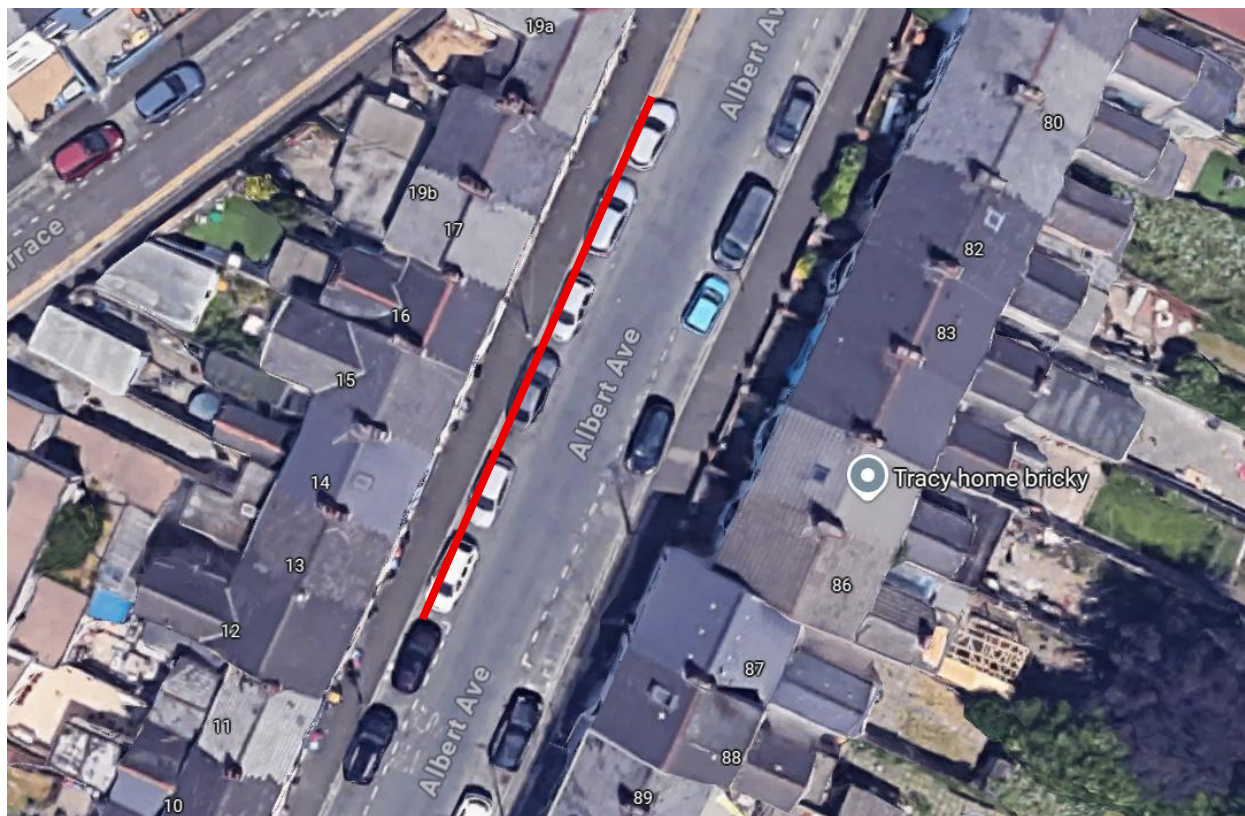


Unrestricted parking – Albert Avenue (East side) – 41 metres



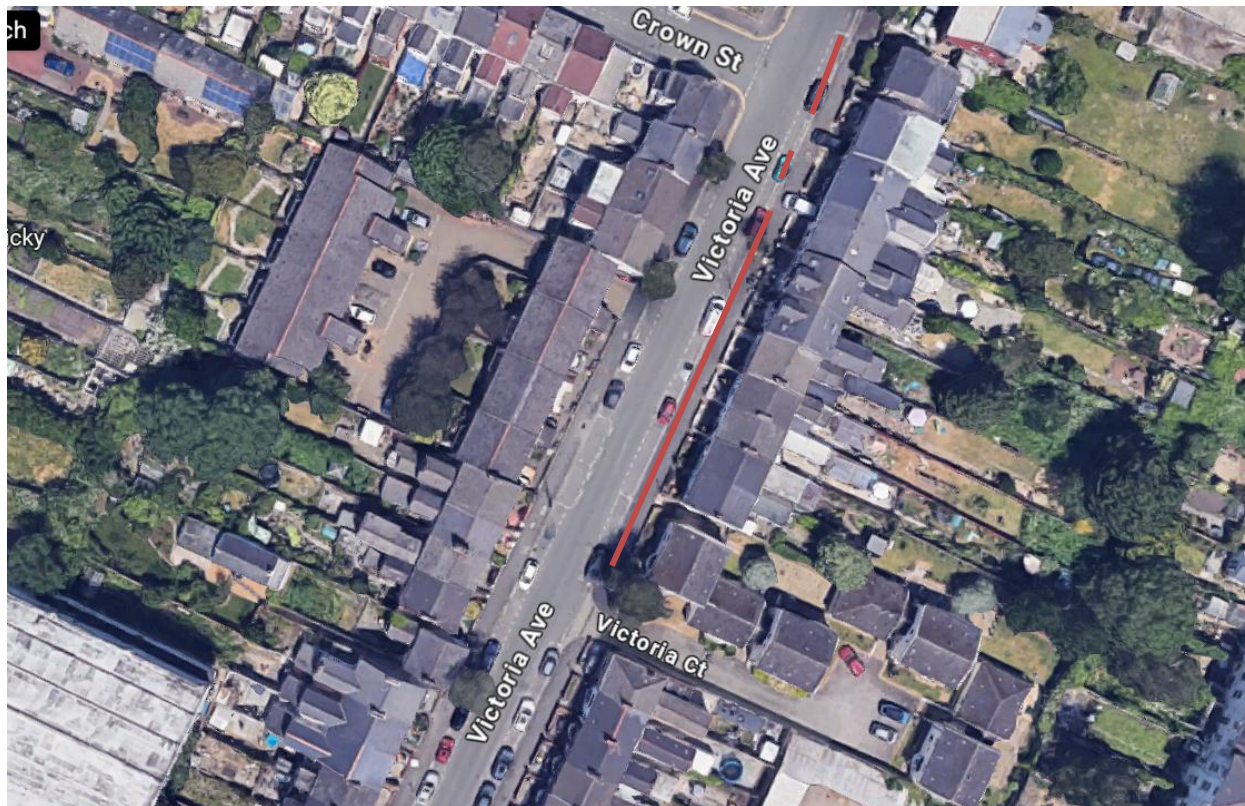


Unrestricted parking – Albert Avenue (West side) – 31 metres





Restricted parking – Victoria Avenue (East side) – 72metres shown in red

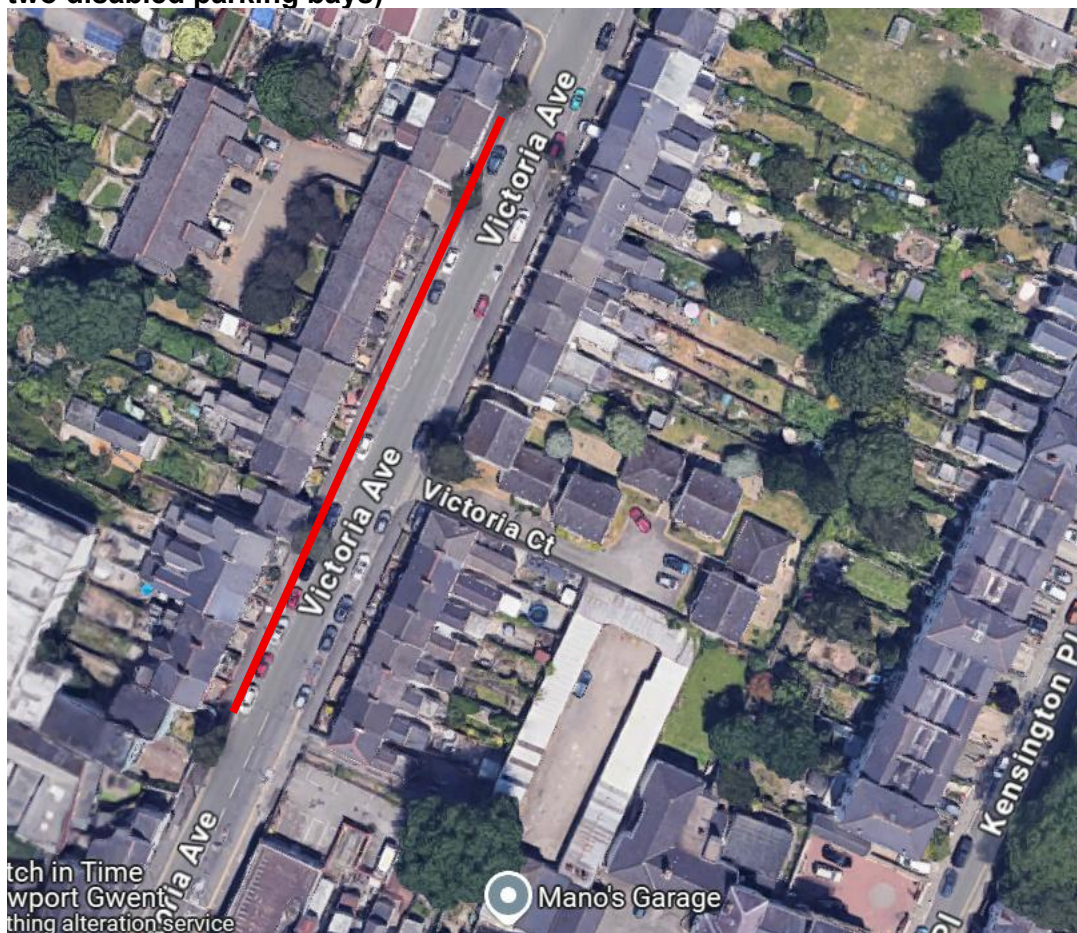


Restricted parking Victoria Avenue (East side) – 40 metres





Restricted parking – Victoria Avenue (West side) – 108 metres shown in red (including two disabled parking bays)

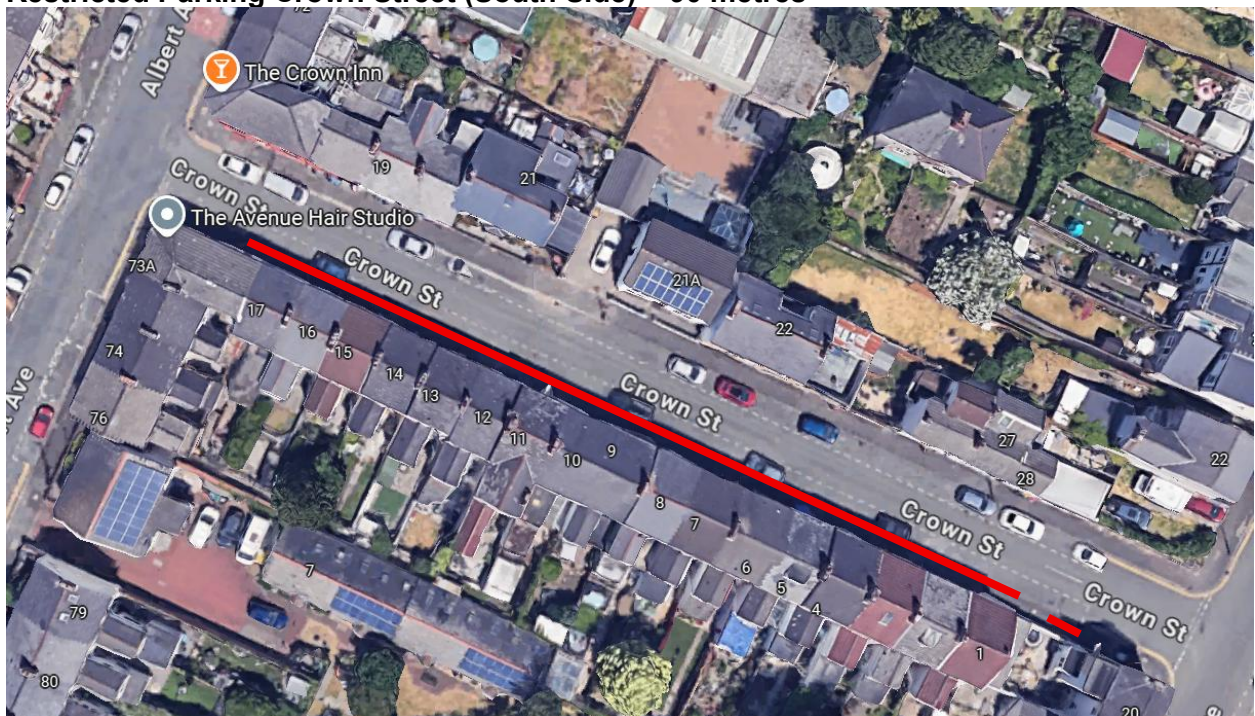




Restricted Parking Crown Street (North Side) – 69 metres

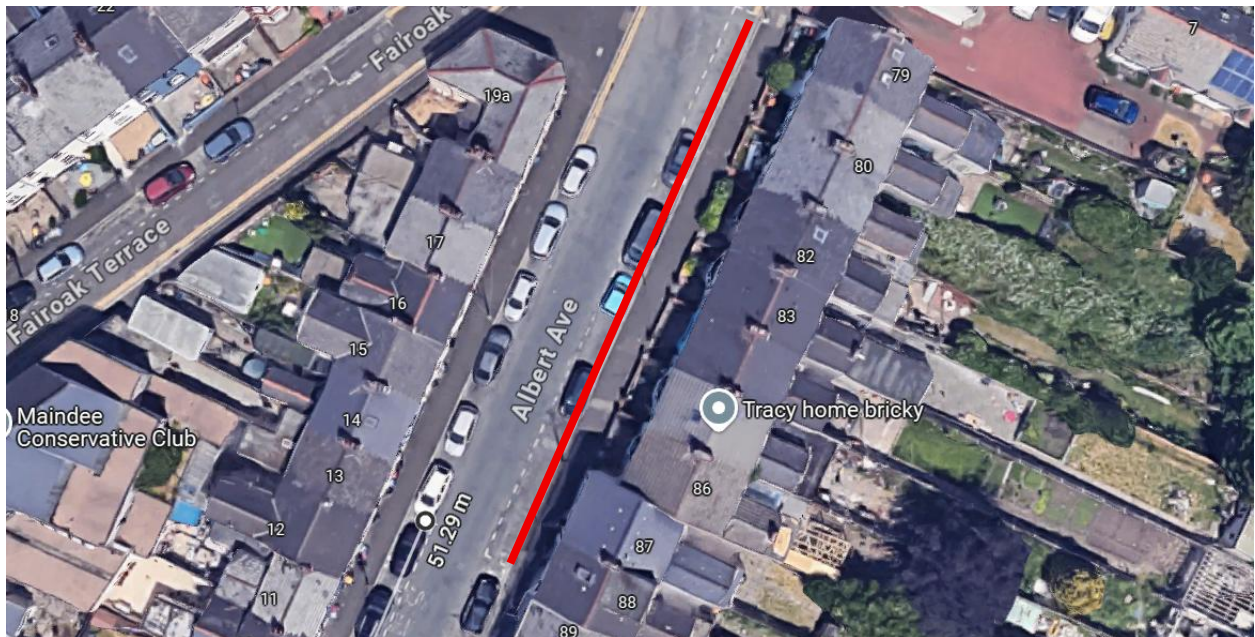


Restricted Parking Crown Street (South Side) – 90 metres





Restricted parking – Albert Avenue (East side) – 49 metres

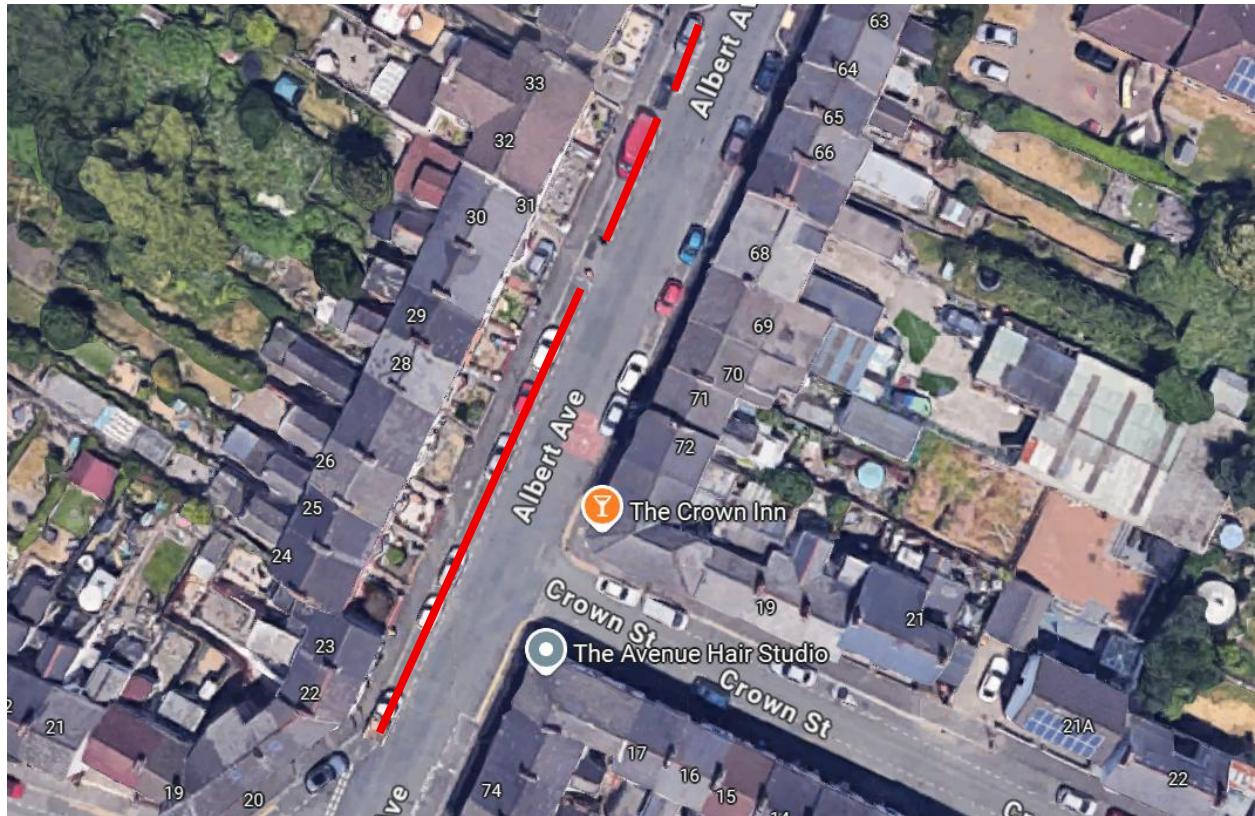


Restricted parking – Albert Avenue (East side) – 19 metres (including one disabled parking space)





Restricted parking – Albert Avenue (West side) – 67 metres (including one disabled parking space)



Restricted parking – Albert Avenue (West side) – 51 metres





PHOTOGRAPHS OF AVAILABLE PARKING – TUESDAY 3 JUNE 2025 AT 05:00

Victoria Avenue (West side restricted)





Victoria Avenue (East Side) – Restricted





Victoria Avenue (East Side) – Restricted





Crown Street (North side) – Restricted





Crown Street (South side) – Restricted





Crown Street (South side) – Restricted





Albert Avenue (East side) – Unrestricted





Albert Avenue (West side) – Restricted





Albert Avenue (West side) – Restricted





Albert Avenue (West side) – Restricted





Albert Avenue (West side) – Restricted





Albert Avenue (East Side) - Unrestricted





PHOTOGRAPHS OF AVAILABLE PARKING – WEDNESDAY 4 JUNE 2025 AT 05:00

Victoria Avenue (East side restricted)





Victoria Avenue (East side restricted)





Victoria Avenue (East side restricted)





Victoria Avenue (East side restricted)





Albert Avenue (East side unrestricted)





Albert Avenue (East side unrestricted)





Albert Avenue (East side unrestricted)





Albert Avenue (East side unrestricted)





Albert Avenue (East side restricted)





Albert Avenue (East side restricted)





Albert Avenue (West side restricted)





Albert Avenue (West side restricted)





Albert Avenue (West side restricted)





Albert Avenue (West side restricted)





Albert Avenue (West side restricted)





Crown Street (North side restricted)





Crown Street (North side restricted)





Crown Street (North side restricted)





Crown Street (South side restricted)





Crown Street (South side restricted)





Crown Street (South side restricted)

