

Highway Response

Ref: 24/0359

Date: 26/09/24

PROPOSAL: CHANGES TO SHOP FRONT, EXTENSION TO COMMERCIAL UNIT, EXTENSION TO FLAT AND GARAGE CONVERSION TO CREATE AN ANNEXE

SITE: 26 Somerton Road Newport NP19 8LD

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on grounds of parking, sustainability and refuse management policies.

Highway Comments:

The proposals involve removing a garage, however this does not raise any objection as it is unsafe to use because it has no pedestrian visibility. We would support the removal of the garage.

We also note the unacceptable existing bin storage on highway and proposal for a store within the curtilage. This element is also supported by highways and should already be the case.

The creation of a flat however raises a number of issues. Firstly, there is no provision for parking, although it could be argued that the H bar marking would be removed (at the developer's expense) creating a small parking space (less than needed).

The flat (and existing business) should have cycle parking which is not proposed and there does not appear to be any space for an appropriate provision for the flat. This raises a further sustainability policy-based objection.

There is no provision for the residential unit to have any bin store, resulting in more bins permanently deposited on highway raising obstruction and amenity issues.

In conclusion the proposals raise several objections from Highways.