

## Highway Response

Ref: 25/0377

Date: 26/05/25

**PROPOSAL:** CHANGE OF USE OF VACANT COMMERCIAL GARAGE TO SELF-CONTAINED FLAT, WITH ASSOCIATED FACADE ALTERATIONS

**SITE:** 21 North Street Newport NP20 1JY

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

### Highway recommendation:

Clarification/further information requested. Objections raised, but may be additional objections.

### Highway Comments:

The submitted plans show two bedsits as proposed. This is not consistent with the description or red line plan. Furthermore, the bedsits share storage facilities. It is not clear how many units share the facilities, but it appears to be three existing flats and two proposed bedsits.

It is not known what status the existing units have in terms of permitted use; however, it is suggested that they are not domestic garages. From a highways' perspective it is important to understand what the current permitted use is. Given the dropped kerb/footway crossing it appears that the units are garages belonging to adjacent premises.

Assuming that to be the case, there would be a loss of parking and an increased demand, which cannot be supported.

If it is shown that the garages are commercial then the conversion would probably not add any parking demand, but the footway crossing and H bar markings would have to be removed at the developer's expense.

In any event the arrangement for shared bin and cycle storage is not acceptable (even for one unit). Space behind the bins does not constitute cycle storage and it should be noted that the gates must open inwards and thus they reduce the space available. We would question if there is sufficient space for bins let alone bikes. It is certainly not an arrangement that would allow bikes to be manoeuvred or encourage cycle use.

If there are two units as it appears there is opportunity to have storage at the rear, which should be taken.

In summary, clarification of the site's size, proposed development and extant use is requested. There may be objections relating to parking and there are objections relating to refuse management and cycle storage.