

Highway Response

Ref: 25/0364

Date: 30/05/25

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

SITE: 3 Clytha Crescent Newport NP20 2EY

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

Not parking policy compliant, but no objection subject to conditions.

Highway Comments:

The Site is within parking zone 2, but only approximately 100m from zone 1. There is therefore scope for some relaxation of the standard.

The SPG requires 3+ spaces for the existing use and 7 spaces for the proposed use. There is no scope for provision of on-site parking and the area is heavily controlled with "no waiting" and residents' only schemes. The residents' parking scheme limits numbers of passes, so not every resident could have a pass.

Given the level of parking regulation and proximity of amenities and travel options, we would not anticipate any significant impact in terms of parking and raise no formal objection.

Cycle storage is proposed, but there is no detail of stands or security. It is likely that without formal cycle racks the area would be abused for general storage and not provide sufficient capacity/security. We would therefore request a condition to ensure appropriate provision is made.

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

Suggested Condition:

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.