

Highway Response

Ref: 25/0872

Date: 31/10/25

PROPOSAL: CHANGE OF USE FROM A HOUSE IN MULTIPLE OCCUPATION (C4 USE) TO A 6 BEDROOM 7 PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS USE)

SITE: 8 Clyffard Crescent Newport NP20 4GE

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported, but no formal objection.

Highway Comments:

The site is already a HMO and the change is minor with only one additional bedroom. Whilst the scale of impact is debatable Newport's parking SPG requires an additional space for the extra room.

A parking survey has been submitted but should be given limited weight as it was not conducted in line with the accepted methodology. Furthermore, the accepted methodology (Lambeth) is not accurate enough to consider one space. We would not accept the geographical extent of the study and the photos are not date stamped.

The roads we consider should have been surveyed include Clyffard Crescent and Tunnel, Kingsmill and Windsor Terraces. The table shows very little capacity between these roads with Windsor and Tunnel having zero capacity and only two spaces available on one night in Kingsmill.

The table suggests there were three spaces on one night surveyed and six on the other along Clyffard Crescent. Whilst this is more than the SPG requires it is clear that parking stress is already an issue locally and there is no practical capacity.

It is not clear what level/quality of cycle storage is available, but it is not accessible.

In summary Highways do not consider the site is suitable, however the difference between the existing situation and the proposed is negligible. There are therefore no formal objections.