

Highway Response

Ref: 25/0511

Date: 16/07/25

PROPOSAL: CHANGE OF USE FROM C3(A) DWELLINGHOUSE (VICARAGE) TO FIVE BEDROOM C2 RESIDENTIAL INSTITUTION

SITE: Vicarage 7 Gold Tops Newport NP20 4PH

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposed change of use is from a residential dwelling to a small-scale residential care home. We would not anticipate any traffic impact on the broader network.

Existing gated access is retained, which is not fully compliant with visibility standards etc.. However, the vehicular trip generation is likely to be similar to what may be expected of a large residential dwelling. On that basis we would not anticipate significant intensification of use and in the absence of any collision records we would not raise any objection to the access.

The site is within a highly sustainable area and cycle storage is proposed within the existing garage. It should be noted that cycle provision is intended to encourage modal shift in-line with sustainability policies and quality is therefore important. The cycles should therefore be segregated from the waste. The details can be secured by way of a condition.

Electric vehicle charging is indicated on the plans but not detailed or adjacent to the parking areas. The detail should be secured by way of condition.

There is ample space for car parking in accord with the SPG, which requires 1 space per 3 non-resident staff plus one per four beds. This development provides 5 beds and has 8 staff. Four spaces are indicated on the plans, but there is room for manoeuvring and potentially additional parking.

The indicated parking is not considered to be efficient or appropriately located/orientated for the use of the chargers. Tandem parking is not suitable for employment uses especially where shift work is necessary. As there is sufficient space, we would recommend addressing the detail via a condition.

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

Suggested Conditions:

Notwithstanding the details shown on the approved plans parking space adequate for not less than four cars to be stored clear of the highway shall be provided within the curtilage of the dwelling prior to first use of the development hereby permitted. The precise manner in which such provision is to be made shall have first been submitted to, and approved in writing by, the Council as Local Planning Authority and, if necessary, include for a widening of the existing driveway opening and associated pavement crossing facility. The parking facilities so provided shall be kept free for that specific use thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking or re-enacting that order), no building works, would reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure adequate secondary off-street parking space is provided/maintained, without overhanging of the footway in order to maintain unimpeded visibility for all road users, to ensure the safe and free flow of traffic and to assist pedestrian safety.

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 2015 (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.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.