

## Highway Response

Ref: 25/0882

Date: 07/11/25

**PROPOSAL:** CHANGE OF USE FROM C3 DWELLINGHOUSE TO C6 SHORT TERM LET

**SITE:** Ash Cottage 13 High Street Caerleon Newport South Wales

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

**Highway recommendation:**

Further information requested.

**Highway Comments:**

The application suggests there are no changes to parking or access, but there does not appear to be any safe practical parking or access.

Access appears to be via High Street and Castle Lane. Notwithstanding its status as a "B" road High Street narrows to a single lane width adjacent to Castle Lane. Castle Lane is not much wider than a parking space and offers few opportunities to pass opposing vehicles. Its junction with High Street offers zero pedestrian visibility and little vehicular visibility.

There are a number of garages accessed from Castle Ln, however none have adequate visibility or manoeuvring space. The property appears to have a double garage, but it could not be used safely and needs to be wide to allow a single vehicle to manoeuvre in/out due to the narrowness of the lane.

The application does not detail any cycle storage, but this could be accommodated in the garage if not used for cars.

From the application it appears there is an existing three bed residential property and the short-let property would also be three beds but may sleep more. We have no specific standard for parking for this type of use.

It is suggested that the property is sustainable in transport terms, but we would envisage this type of use being almost entirely car dependant as the railway station is a car drive away and the M4 is close by. On that basis we would expect an intensification of use of the garage and Castle Lane which could not be supported.

A car free proposal with suitable cycle provision could be considered more favourably. At this stage we would request clarification of how the property is expected to function and be accessed.