

## Highway Response

Ref: RECON 25/0496

Date: 04/08/25

**PROPOSAL:** CHANGE OF USE FROM A 3 BEDROOM DWELLING (C3 USE) TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE) INCLUDING THE INSERTION OF A WINDOW IN THE FIRST FLOOR FRONT ELEVATION

**SITE:** 28 Brynglas Road Newport NP20 5RZ

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Following receipt of an amended parking survey we would update our comments as follows.

**Highway recommendation:**

Not supported on grounds of parking, cycle parking and refuse management policies.

**Highway Comments:**

The parking survey is now based on a more acceptable area, however it still shows that the area is currently experiencing very high parking stresses and there is no practical capacity for more parking.

It should be noted that the summary table (ref p7 of the survey) suggests that there would be 6 spaces available on one night and 5 on the other. Bearing in mind that these nights are not necessarily the worst case and other factors including:

Statistical confidence with only two data sets.

Driver behaviour, perceived security and skill.

Variance in car sizes.

Mathematical approach used not measurement of actual spaces.

Impact of searching for spaces and so on.

We would suggest that the survey only serves to prove there is an existing problem and parking availability is at a critical stress level.

Whilst actual demand may not increase substantially, we cannot support any further development that may absorb the little scope there may be for parking.

It is noted that the photographs show a few spaces were available, but in practical or amenity terms, we could not support anything above 85% occupancy. As with car park or junction design, 100% is only a theoretical limit. It may not always be achieved in practice.

Our comments with respect to cycle and bin storage remain as previously stated.

Based on the above Highways cannot support the proposals. Should Officers be minded to approve we would request a condition to secure more appropriate cycle storage.