

## Highway Response

Ref: 25/0281

Date: 28/04/25

**PROPOSAL:** INCREASE IN THE SIZE OF A HOUSE IN MULTIPLE OCCUPATION FROM A 4 BEDROOM (C4 USE) RESTRICTED BY CONDITION 2 OF PLANNING PERMISSION REFERENCE: 19/0006 TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE) INCLUDING MINOR EXTERNAL CHANGES

**SITE:** 19 Victoria Avenue Newport NP19 8GF

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

### Highway recommendation:

Further information and clarification needed

### Highway Comments:

The application has no information regarding cycle stores or waste management. Both of these are needed to garner Highways' support.

The application includes a sustainability assessment. Whilst Highways do not consider the area to be unsustainable, the sustainability assessment does not provide for any reduction in demand as all units are already at one space each. (refer to previous application 19/0006 for further explanation).

A parking survey has also been submitted but we are unable to give any weight to its conclusions as the report does not provide sufficient detail to be checkable and the basic measurements (kerb length available) do not appear to be correct.

It should also be noted that the surveys suggest that parking demand is in the high 80% and 90s, so there is very little space available. Furthermore, the methodology assumes efficient parking, which will not always be the case. It effectively adds all spaces together regardless of if they are sufficient for a car to park. Then divides by 5.

In addition, the survey is split into two sections (restricted and unrestricted). As the majority of restrictions are "residents' parking" it is not a safe to assume that restricted spaces are available. This is because no additional permits will be provided. Whilst they can be used within certain times, they are not always available. New residents can only park between 8pm and 8am. This may not suit their work hours/other needs.

The photographs do not allow us to calculate the number of spaces reliably and include several pictures of footway crossings, where it would not be acceptable to park. They are not date stamped or clearly located and indicate very few spaces available on other survey date, and even less unrestricted spaces.

Whilst the additional demand associated with two units is only 2/3 spaces. We do not consider that the survey has clearly demonstrated its availability. Furthermore, we would not support any additional parking where existing demand is already greater than 85%. This ratio is generally accepted as appropriate for ensuring sufficient flexibility and circulation.