

## Highway Response

Ref: 25/0381

Date: 30/05/25

**PROPOSAL:** REMODELLING OF PART OF LOWER GROUND FLOOR FLAT AND PART OF FIRST FLOOR TO CREATE TWO FLATS (C3 USE) INCLUDING ENLARGED LOWER GROUND FLOOR FLAT AND GROUND FLOOR FLAT

**SITE:** 12 Commercial Road Newport South Wales NP20 2PA

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

**Highway recommendation:**

Not supported.

**Highway Comments:**

The change of use would have no significant impact in terms of parking requirements, when allowance is made for the existing retail space.

Cycle storage is indicated on the plans but is not considered to be a meaningful provision. It is not suitable for multiple households as it is not designated (could be used for any storage by anybody) and offers no security or space for separate users to access their bikes without moving some else's.

It is clear however that there is no outside space and the site is constrained.

Based on the lack of meaningful cycle parking, Highways would not support the application but raise no formal objection.