

Highway Response

Ref: 25/0634

Date: 28/08/25

PROPOSAL: RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF THE UPPER FLOORS OF THE PROPERTY FROM RESIDENTIAL DWELLING TO 5 NO. BEDROOM HMO

SITE: 11A Commercial Road Newport NP20 2PA

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported.

Highway Comments:

The submission suggests that the property was lawfully used as two flats and a commercial element. The commercial element has not changed. It is not clear how the original flats were configured. The plans only show the HMO configuration.

Changes to the flats increase the number of rooms to result in a five-bed HMO.

The area is considered to be sustainable in transport terms, which can result in a reduction in the required number of parking spaces. As there are no parking spaces the impact is evaluated by considering the change in requirement, as if the original requirement exists.

Given the location the two flats could only be required to have two parking spaces. A HMO however would be five units and therefore the SPG requires 5 spaces.

As the proposals are not policy compliant Highways cannot support them. There is however scope to debate the actual demand from flats versus HMOs, which tend to have the lowest car ownership of all residential properties, unless they provide high quality housing.

The proposals include cycle parking but there are no details. Should the Planning Officer be minded to grant consent we would request a condition to ensure this is of suitable quality, provided promptly and retained.

There are no details of cycle or bin storage for the commercial element. Whilst this is not part of the application, it is important to ensure they are not prejudiced.

We would also express concerns that the refuse store is not adequate and there would be no responsibility to place bins out for collection or retrieve them. This is likely to result in obstruction and amenity issues on the adjacent footways. Should the Planning Officer be minded to grant consent we would request a condition to provide a Refuse Management Plan and further assessment of the bin/space requirements.