

Highway Response

Ref: 25/0842

Date: 20/11/25

PROPOSAL: CHANGE OF USE FROM A DWELLING (C3) TO A FOUR BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO)

SITE: 6 Blewitt Street Newport NP20 4DB

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant, but no objection subject to conditions.

Highway Comments:

The property does not have access to the rear for cycle and bin storage. However, this applies to the existing use and neighbours equally except that in a shared house there is no-one to take responsibility for waste management. As such it becomes an obstruction and amenity issue with bins permanently on footway.

The cycle store is not detailed so should be secured by way of a condition

The change from three bed dwelling to 4 bed HMO requires an additional parking space to be provided to meet the requirements of the SPG. This is not possible, and the street already has a permit holder scheme for parking.

In summary the proposals do not meet policy requirements for parking, cycle parking or refuse storage, but there is insufficient demonstrable impact to raise a formal objection.

Suggested conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.