



LRJ PLANNING

Planning, Design and Development

PARKING SURVEY

**PROPOSAL: CHANGE OF USE OF 6 BEDROOM DWELLING (C3 USE)
TO AN 8 BEDROOM HOUSE OF MULTIPLE OCCUPATION (SUI
GENERIS USE) AND INSERTION OF REAR DORMER**

CLIENT: MR SIMON BELL – MATHIESON & BELL LTD

SITE: 60 OMBERSLEY ROAD, NEWPORT, NP20 3EE

DATE: NOVEMBER 2024



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1.0 Introduction

- 1.1 This Parking Survey has been prepared by LRJ Planning Ltd on behalf of the applicant to accompany the full planning application for the change of use of a 6 bedroom dwelling (C3 use) to an 8 bedroom house of multiple occupation (C4 use) and rear dormer at 60 Ombersley Road, Newport.
- 1.2 The property benefits from an existing garage and a parking space at the rear served off Upton Road.
- 1.3 This appraisal describes the likely parking demand that will be generated by the proposal and whether this can be accommodated within surrounding streets.
- 1.4 This appraisal describes the likely parking demand that will be generated by the proposal and whether this can be accommodated within surrounding streets. It has been carried out in accordance with the Lambeth Methodology prescribed by the Council.

2.0 Policy Context

TAN18 Transport

- 2.1 Technical Advice Note 18 (TAN18) details the Welsh Government's policies in terms of transport matters.
- 2.2 Paragraph 4.6 advises that maximum car parking standards should be used at regional and local level as form of demand management.
- 2.3 In Paragraph 4.7 identifies that in determining maximum car parking standards for new development regard should be given to, amongst other things:



- public transport accessibility;
- opportunities for walking and cycling; and
- the availability in the general area of safe public on street and off-street parking the potential for neighbouring or mixed-use developments sharing parking spaces at different times of the day or week.

2.4 Paragraph 4.13 deals specifically with the implementation of parking within new developments. It states that maximum parking standards should not be applied so rigidly that they become minimum standards and that maximum standards should allow developers the discretion to reduce parking levels. The potential for problems associated with overspill parking is recognised and applicants when undertaking a transport assessment are advised to assess the extent of existing on street parking pressures and the impact of the new development.

Manual for Streets

2.5 Paragraph 5.7 of TAN18 specifies that it is ‘Manual for Streets’ (MfS) provides technical guidance on street design ‘and should be referred to by all organizations and professions engaged in designing new development’.

2.6 At paragraph 8.1.1 MfS states that accommodating parked vehicles is a key function of most streets particularly in residential areas and in 8.1.4 that parking can be provided on or off the street. The statements demonstrate that it is permissible to consider that the parking demand generated by new development can be catered for by on-street parking.

2.7 Paragraph 8.3.6 states that parking provision below parking demand can work successfully where adequate on street parking controls are present and where residents can reach day-to-day destinations such as jobs, schools and shops



without the use of a car. The appeal site is located close to bus stops where there is good public transport accessibility and where the services and facilities provided within the town centre can be easily accessed on foot or by bicycle. MfS suggests that for residents who choose not to own a car, living in such an area may be an attractive proposition.

Newport adopted Local Development Plan (LDP) 2011 - 2026

- 2.8 Policy GP4 relates to general development principles in respect to Highways and Accessibility. Amongst other considerations development proposals must be accessible by a choice of transport modes and make adequate provision for car parking and cycle storage.
- 2.9 Policy T4 requires that development provides an appropriate level of parking provision in accordance with adopted parking standards.

Newport City Council Parking Standards Supplementary Planning Guidance 2012

- 2.10 The Parking Standards SPG sets out the Council's parking requirements for new developments. Parking requirements differ according to the location and relative accessibility of the development with areas of the Council allocated to one of five zones (zones 2 to 6). The application site is located within zone 3.
- 2.11 The lawful use of the property is currently a dwellinghouse (C3 use). In accordance with the Council's SPG the existing parking demand generated is 3 spaces. With regards the proposed use of the property as a HMO, the Council parking demand generated is 9 spaces, which includes 1 visitor space.



3.0 Site Accessibility

3.1 The site is located in an accessible and sustainable location. Handpost District Centre, which has a number of local services and amenities, is located within 200m of the site. The site also enjoys easy access to bus services, including bus stops on both Risca Road and Bassaleg Road. This provides an easy connection to Newport City Centre.

4.0 Proposed Development and Parking Survey

4.1 The existing property benefits from a garage and a parking space at the rear of the property served off Upton Road, but notwithstanding this, a parking survey to understand the availability of on-street parking within 200 metres of the property has been provided in support of the application.

4.2 A parking stress survey was undertaken of the streets surrounding the property in the early hours of Wednesday 20th November 2024 and Thursday 21st November 2024. The survey method was to visit the area in the early morning when it is assumed that most residents would be home and the residential parking demand therefore would be at its greatest. The survey covered the streets within some 200m/2 minutes' walk of the application site as this was considered a reasonable distance within which future residents/visitors of the proposed development would look for a parking space.

4.3 The on-street parking capacity of the survey area has been calculated by measuring the length of kerbside parking available and dividing this by the length of a parking space (5m) as set out in the Lambeth Methodology. Lengths of kerb across driveway entrances and garages, as well as dedicated disabled parking spaces were not included within the calculation. The results of the survey are produced in the table below.



Table1 – Parking Survey

Street	Available Kerbside Parking Length (Metres)	Available kerbside parking - Parking Spaces Number	Wednesday 20th November 2024 at 05:00 No of cars	Wednesday 20th November 2024 at 05:00 No of cars (% occupied)	Thursday 21st November 2024 at 01:00 No of cars	Thursday 21st November at 01:00 No of cars (% occupied)
Ombersley Road (North)	143	28	26	92.9	25	89.3
Ombersley Road (South)	165	33	31	93.9	30	90.9
Upton Road (East)	92	18	16	88.9	17	94.4
Upton Road (West)	121	24	22	91.7	23	95.8
Risca Road (North)	175	35	35	100.0	33	94.3
West Park Road (North)	90	18	16	88.9	16	88.9
West Park Road (South)	90	18	17	94.4	16	88.9
TOTAL	876	174	163	93.7	160	92.0

4.4 The parking survey covers an area of 200m. Typically, parking demand is at its highest during the early morning. The parking survey found that at least 11 parking spaces were available within the surrounding area to accommodate any increase in parking demand.

4.5 Given the above, as well as the fact that due to the nature of the proposed use, levels of car ownership are low, it is evident that there is capacity on surrounding streets to cater for the parking demand generated. This position has been supported in a number of appeal decisions where similar circumstances apply.

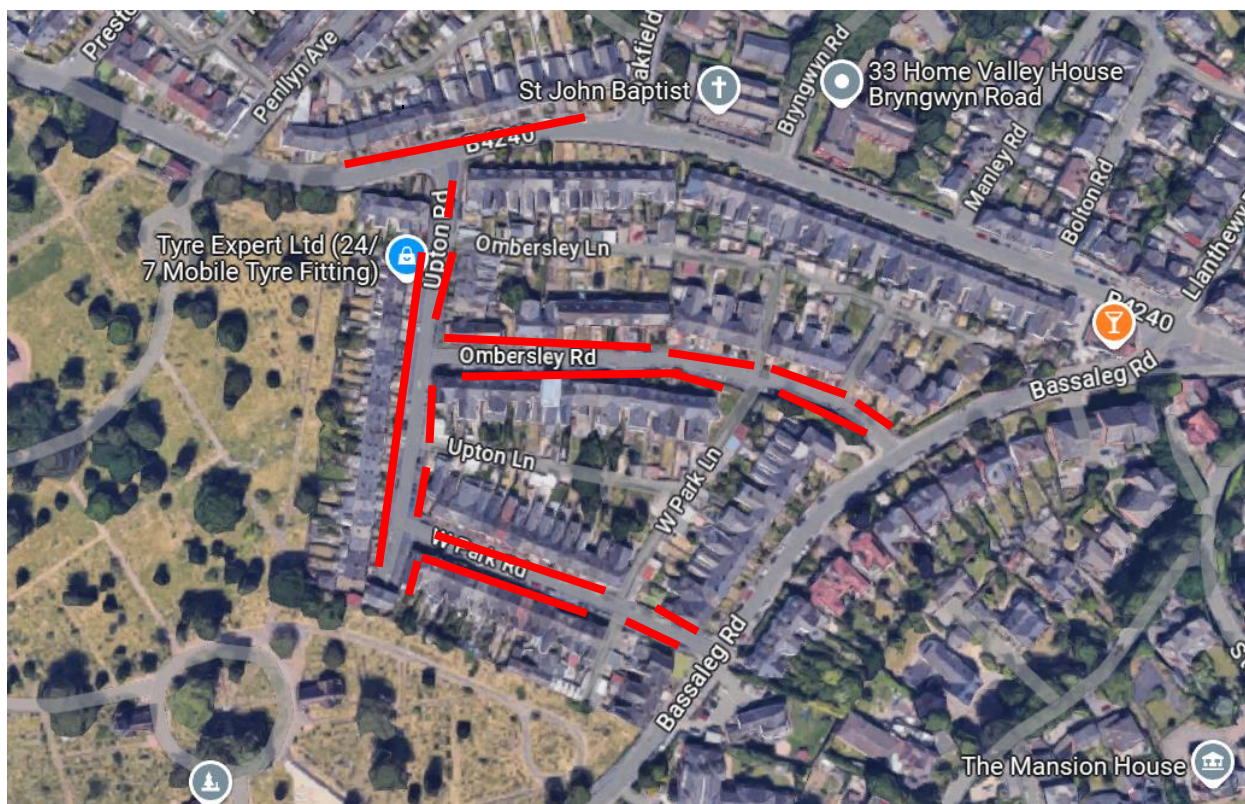
5.0 Conclusion

5.1 The site is located in a sustainable location with easy access to a District Centre, as well as a regular bus service into Newport City Centre.

5.2 Overall, it is considered that the parking survey demonstrates that the parking demand can be accommodated within the surrounding streets. For this reason, it is considered that the proposal is acceptable in highway terms.



Appendix A – Parking Survey Area





Wednesday 20th November 2024 Available Parking

Ombersley Road





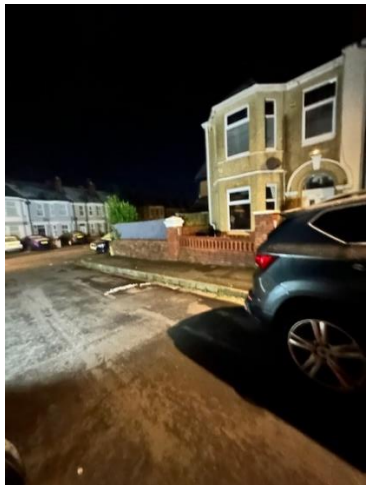
Upton Road







West Park Road





Thursday 21st November 2024 Available Parking

Ombersley Road





West Park Road





Bassaleg Road

