

Highway Response

Ref: 25/0139

Date: 31/03/25

PROPOSAL: RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF PROPERTY FROM RESIDENTIAL DWELLING TO 4NO. BEDROOM HMO

SITE: 33 Walmer Road Newport NP19 8NU

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

The proposal does not have any cycle or suitable bin storage provision or any access to the rear.

No detail of cycle storage has been provided, but there is no practical location for it. Access to the rear is via a convoluted route through living and kitchen areas.

The change of use requires an additional off-road parking space which cannot be provided.

Highways would object on grounds of parking, cycle storage and refuse policies.