

Highway Response

Ref: 24/1046

Date: 07/01/25

PROPOSAL: PROPOSED CHANGE OF USE TO 7NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION, INCLUDING SINGLE STOREY EXTENSION, BALCONY IMPROVEMENTS, GARAGE CONVERSION AND ASSOCIATED WORKS

SITE: 19 Milman Street Newport NP20 2HR

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The cycle parking relies upon chains and other unsuitable provisions. For a residential development a full enclosed, secure shed with Sheffield style racks I needed. This should be secured by way of condition.

The conversion does increase the parking requirements as set out in the SPD. The increase in the theoretical requirements is 4 additional residents' spaces plus a part visitor space. In addition, the proposals result in the loss of existing garage space. The total shortfall is therefore in the order of 5 or 6 spaces. That said the use of the garage is not considered safe and would only be supported with the removal of boundary walls to improve visibility.

The footway crossing must be made level /good if the vehicular access is removed. (refer to conditions and informative notes).

However, there is no reason to assume this would be problematic in this location as there are a lot of gable-ended properties. We would envisage a parking survey showing some additional capacity available, so any theoretical shortfall would be minimal.

In summary therefore there are no highway related objections subject to the following conditions.

Suggested Conditions.

Except for site clearance and remediation No development shall take place until a scheme to permanently close off the existing vehicular access on to Wolseley Street has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To limit the number of access points to, and to maintain the proper construction of, the highway in the interests of road safety.

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 1995 (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.

Informative Notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.