

Highway Response

Ref: 25/0403

Date: 12/08/24

PROPOSAL: CHANGE OF USE FROM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)

SITE: 26 St Edward Street Newport NP20 4GG

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported.

Highway Comments:

The development depends on wheeling bikes and bins through the hall and kitchen. There will be nobody with responsibility, and we would anticipate that bins remain on highway creating an obstruction /amenity issue. Bike use will not be encouraged by the difficult access, but the storage should be conditioned anyway. Weatherproof and secure storage is required.

A parking survey is provided to support the application. This does not take account of the parking restrictions that will not allow all residents to park in the street between 8am and 8pm.

The theoretical increase in parking demand is only 2/3 spaces which the survey demonstrates can be accommodated.

Given that the same constraints apply to the whole street and current use of the property there are no formal objections subject to the following condition.

Recommended condition:

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.