

Highway Response

Ref: 25/1040

Date: 20/01/26

PROPOSAL: CHANGE OF USE OF AN EXISTING DWELLINGHOUSE (C3) TO A 6-PERSON HOUSE IN MULTIPLE OCCUPATION (C4)

SITE: 44 Bassaleg Road Newport NP20 3EA

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant but no formal objection subject to conditions.

Highway Comments:

The proposed changes would require the provision of three car parking spaces to comply with the Parking SPG. Three spaces are currently required and six would be required for the HMO.

Any increase in actual demand is likely to be small and could be accommodated on street, therefore this does not raise an objection.

The existing garage is not considered suitable as the access is not safe due to having no pedestrian visibility at the junction of Chick Lane and west Park Rd and other accesses along the route. We would suggest that the garage would be better suited to providing cycle storage.

Secure enclosed cycle parking with Sheffield style racks should be secured by way of condition.

Based on the above there are no objections on highway related grounds subject to the following conditions.

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.