

Highway Response

Ref: 25/0060

Date: 14/02/25

PROPOSAL: CHANGE OF USE FROM HOTEL TO HOSTEL

SITE: Roman House Ponthir Road Newport NP18 3NY

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

Highway recommendation:

Further information requested. Not likely to be supported.

Highway Comments:

The proposal is to convert the pub/hotel to a hostel with 21 bedrooms and 3+ staff.

To be able to determine if the proposals would be acceptable, we would need to understand how the enterprise is intended to operate. We do not have a precise definition of "hostel". This could be anything from a holiday let for school groups to bedsits for residents that may be temporary or permanent. They may be akin to sheltered/care accommodation or provided for the general population and operate more like a HMO.

We have no defined standards for parking, servicing and cycle parking for a hostel. Without further information we could not comment on the adequacy of the provision. Given the scale (21 rooms plus staff) we would not consider it likely to operate satisfactorily. That said some "discounting" is due to take account of the extant use.

It is noted that our standards refer to a hostel resulting from conversion from a house, but this is a scale and operation that does not appear appropriate here.

We would comment that the cycle parking is not suitably spaced for ease of use and there is no access to the refuse area from inside. It is noted that refuse management and private collection is proposed but not detailed. This should be secured by way of condition.