

Highway Response

Ref: 26/0533

Date: 24/08/26

PROPOSAL: PROPOSED CHANGE OF USE FROM HOME OFFICE TO PRIVATE HIRE ACCOMODATION
(RETROSPECTIVE)

SITE: 114 Mendalgief Road Newport South Wales NP20 2ND

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

The proposals re-allocate sub-standard parking to a new use. They do not meet the requirements of the SPG which would require an additional space. However, highways do not consider the parking acceptable anyway as there is no pedestrian visibility for emerging vehicles. Whilst this is the same for the existing use (and neighbours) it cannot be supported by Highways.

In addition, the proposals do not provide any cycle parking for the existing use (which is likely to rely on the garage) or the proposed use. We would therefore consider this to be a loss of cycle parking, coupled with additional demand.

The parking would also need electric vehicle charging if approved, which could be secured by way of condition.

There is also no provision for waste management for either use.

In conclusion Highways cannot support the application as it is not compliant with parking, cycle parking or waste policies.