

Highway Response

Ref: 26/0569

Date: 14/08/26

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

SITE: 25 St Edward Street Newport NP20 4GG

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

The property suffers from lack of rear access for bin and cycle storage, however this is true of the existing use and the remainder of the street. It does not therefore raise any formal objections.

The SPG requires additional parking spaces to be provided for the conversion, however the site cannot provide off street parking. A parking survey has been submitted that includes photographic evidence of available parking at peak times. Furthermore, it should be noted that car ownership is likely to be low, and the theoretical parking demand is unlikely to be realised.

Cycle storage has been proposed but it is not in a suitable format. The Shelter is too small /low for residents to be able to enter and secure individual cycles. This should be addressed via a condition.

On that basis there are no objections subject to the following conditions.

Suggested Conditions:

Notwithstanding the proposed cycle storage and 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.