

Highway Response

Ref: 26/0568

Date: 17/08/26

PROPOSAL: PROPOSED CHANGE OF USE FROM A SUPPORTED LIVING PROPERTY FOR UP TO 6 PERSONS (USED C3B) TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4)

SITE: 28 Dewsland Park Road Newport NP20 4EF

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

It appears that the pre-app advice was to place limited weight on the comments regarding the existing use in the absence of a Lawful Development Certificate. On that basis we would consider the parking impact is based on comparison with a three-bed house. The theoretical impact therefore is seven spaces less three "existing". ie based on the SPG there is a shortfall of four spaces.

The application is supported by a parking survey which includes photos of available parking during peak demand. The photos are poor quality and not date/time stamped but appear to show available parking. Furthermore, HMOs tend not to generate the levels of parking suggested by the SPG, so there are no objections on parking grounds.

Cycle parking is proposed but is not practical. The shelters are too low to facilitate access to secure bikes and therefore not suited to shared use. This should be addressed by way of a condition.

Bins on footway are a potential amenity and obstruction issue. Given the numbers needed for six residents and lack of responsibility for moving them, we would request a condition to address this.

In summary, there are no highway related objections subject to the following conditions.

Suggested Conditions.

Notwithstanding the proposed store, 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.

Prior to first occupation of the development hereby permitted a waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority. For the avoidance of doubt the strategy set out design and operational proposals for the storage, transfer and collection of waste ensuring that appropriate arrangements are made and that logistical requirements are appropriately considered and addressed. The strategy shall be subsequently implemented in accordance with the approved details.

Reason: To ensure that adequate on-site provision is made for servicing and waste management collection including allowance for the storage, transfer and collection of waste to reduce impact on residential amenity and the general amenity of surrounding occupiers.