

Highway Response

Ref: 25/0417

Date: 16/06/25

PROPOSAL: RETENTION OF FIRST FLOOR FLAT (C3 USE)

SITE: 232 Flat Over Corporation Road Newport NP19 0DZ

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

It appears there is no access to the rear for residents. This results in no bin or cycle storage.

It appears that the previous use was as a four-bed accommodation unit but it is not clear if this was ever a lawful use. The current/proposed use appears to be a single flat with three beds.

In terms of sustainability / parking we would accept that this is a sustainable area. No sustainability study has been provided, and cycling is not an option without storage but it is likely that it could be shown that only 1 or 2 car spaces are needed for this flat to be policy compliant.

It should be noted that different parking requirements apply should this be used as a HMO.

Highways cannot support a residential development with no cycle or refuse storage, but there does not appear to be any impact over the previous use.