

Highway Response

Ref: 26/0390

Date: 19/06/26

PROPOSAL: PROPOSED CONVERSION OF 3 BEDROOM DWELLING HOUSE (C3) TO 4 BEDROOM HMO (C4)

SITE: 11 Coverack Road Newport NP19 0DS

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The site was the subject of a previous application for a five-bed HMO, but that was refused on grounds relating to flood risk/safety.

That was supported by a parking survey that Highways accepted showed sufficient parking. The survey was undertaken in November 2021, so is now considered out of date and given no weight.

However, this proposal would only be required (by the SPG) to provide four spaces for residents, whereas previously it would have been five (plus visitor space). The existing dwelling is a three-bed unit and therefore in planning terms required to have 3 existing spaces. There are no in curtilage spaces, however the change of use only requires one additional space.

It should be noted that HMO residents do not generally have high car ownership rates and the parking requirement is not the same as actual demand.

The proposals show access to the yard for bins and bikes via the adjacent property. We would request confirmation that there is common ownership or access rights.

The rear yard is accessed via parking for the adjacent house, so it is not clear how this would work. Parked cars could prevent bins or bikes being moved. There is a risk that bins could be left on the highway permanently.

There is no detail of the cycle storage, but this could be addressed via condition.

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

Suggested Conditions:

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 shall 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