

Highway Response

Ref: 26/0019

Date: 06/02/26

PROPOSAL: CHANGE OF USE FROM A 3 BEDROOM DWELLING (C3 USE) TO A 5 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE) INCLUDING THE ERECTION OF A SINGLE-STOREY REAR EXTENSION

SITE: 220 Caerleon Road Newport NP19 7GQ

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The development is not compliant with Newport's parking SPG. A parking survey and a sustainability report have been submitted to support the application.

In terms of policy the sustainability report does not help as it can only be used to reduce numbers to one space per household and the requirement is only one space per household.

The parking survey does not follow the requirements of the Lambeth Methodology, so should be given little weight. It does however demonstrate that there is no practical capacity with adjacent highways experiencing very high demand. It has photos of spaces for each night of the survey, but these are not identified locations or time/date stamped.

There is a lot of data available to show that actual demand for a HMO is less than the requirements of the SPG. It is not possible to predict the exact demand for any specific HMO.

There is no access to the rear therefore bin and cycle storage is not catered for appropriately. This however remains the case regardless of the use as a home or HMO. Cycles must be dragged through the halls /kitchen etc which is not easy or appropriate. Bins will be stored at the front. There is a concern that there is nobody responsible for retrieving them after collection and they can be a permanent obstruction and amenity issue on highway.

Cycle storage is proposed but is not weatherproof therefore not fit for purpose. This should be addressed via condition.

Based on the above there are no formal objections subject to the following conditions.

Suggested Conditions:

Notwithstanding the submitted cycle parking detail, 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.