

Highway Response

Ref: 26/0345

Date: 18/05/26

PROPOSAL: PROPOSED CHANGE OF USE FROM MIXED RETAIL/RESIDENTIAL TO 6 BEDROOM HMO (PART RETROSPECTIVE)

SITE: 6 Alexandra Road Newport South Wales NP20 2GY

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposals include cycle and bin stores at the front of the property. These should be separate facilities and not share access doors. The submitted text suggests that the existing shutter door would be retained. This does not appear to be the case from the plans and would not be supported.

A separate normally opening wide door is needed for both storage units to allow ease of use. The cycle store will also need Sheffield stands for security and to prevent it being abused for other storage. This can all be addressed via conditions.

HMOs always raise concern with regard to refuse management. A condition to ensure somebody has responsibility for bringing bins inside after emptying is needed, to address potential amenity and safety issues.

The existing situation appears to be a retail unit with bedrooms above. It is not clear if this is a lawful use, residence associated with the store or an HMO.

Assuming for the purposes of this commentary that it is a lawful use and not an HMO, it would be assumed to have three parking spaces. Additional spaces would be associated with the retail element. We would therefore accept that the existing demand/SPG requirement is five spaces.

A six bed HMO has a requirement for 7 spaces, all of which would be on-street.

A parking survey has been attached to the application and includes photos. Some of the photos show unsuitable areas for parking (obstructing access or junctions etc.) however it appears there may be a couple of spaces available on each night.

Highways consider there is no practical capacity and have seen many surveys of this area, which means there is a cumulative impact and lack of capacity to consider.

In terms of actual demand however it is accepted that car ownership is low for HMOs and there would probably be no discernible impact.

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

Suggested Conditions:

Notwithstanding the submitted 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.

Prior to first occupation of the development hereby permitted a servicing and 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 servicing and the storage, transfer and collection 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.