

Highway Response

Ref: 26/0326

Date: 18/05/26

PROPOSAL: CHANGE OF USE TO THE THREE FLOORS ABOVE THE PUBLIC HOUSE TO CREATE A BOOKABLE ARTS VENUE SPACE ON THE FIRST FLOOR (USE CLASS D2), AND BOOKABLE COWORKING STUDIOS AND PRIVATE SHORT LEASE STUDIO SPACES TO THE SECOND AND THIRD FLOORS (USE CLASS B1), ALONG WITH PARTIAL REPLACEMENT OF REAR SINGLE STOREY EXTENSION, CREATION OF ROOF TERRACE AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS)

SITE: 14-15 High Street Newport NP20 1FW

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection

Highway Comments:

The site is located within parking zone 1 (City centre) so there are no parking spaces required for the proposed uses. This reflects the sustainability of the location in transport terms.

Servicing would be no more onerous than existing and adjacent uses, so raises no issues.

Cycle parking for staff and visitors should be provided, however it is not clear if there is suitable access or space to provide meaningful storage for staff.

In conclusion there are no highway related objections.