

Highway Response

Ref: 26/0550

Date: 03/08/26

PROPOSAL: CONVERSION TO A 5 NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION WITH PROPOSED FIRST FLOOR SIDE EXTENSION AND EXTERNAL ALTERATIONS (PART RETROSPECTIVE) FOLLOWING REFUSAL OF APPLICATION NUMBER 26/0284

SITE: 22 Crown Street Newport South Wales NP19 8FU

Case Officer: Lydia Burrows

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

The applicant now appears to accept that the existing position is a three-bed house. This would require 3 spaces but has an integral garage, so that equates to a need for two on street spaces. The proposed layout provides a 5-bed HMO with cycle parking. Based on the SPG this requires six on street spaces, which is four more than the existing property.

A parking survey has been provided for the previous application. It was dated April '26, so is still considered relevant. It includes photographic evidence of available on street parking nearby. The report includes parking on junctions and disability bays, so is not considered accurate, but the photo's show mostly legitimate spaces. We therefore conclude that the parking stresses are higher than suggested, but that there is some capacity.

The actual capacity is difficult to ascertain from the photos and the report does not provide the detail of space lengths. The study showed high stresses that would impact amenity but not be sufficient to result in a sustainable objection on parking or safety grounds. The latest proposal requires one less space to satisfy the requirements of the SPG so must also be accepted.

The cycle parking is accessed via the bin store, which is far from ideal in terms of encouraging cycling. We would also have concerns about the door/rack positions/clearances, but a workable solution is clearly possible. This should be secured by way of condition prior to occupation.

Footway crossings reduce parking availability and prejudice highway users with disabilities. The footway crossing (dropped kerbs) should therefore be made good with a level footway.

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

Suggested Conditions:

The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for cycle parking have been provided in accordance with the details and specifications shown in drawing number KD2044/2A. The cycle parking shall be retained as such thereafter.

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.

A scheme to permanently close off the existing vehicular access (footway crossing) and provide level footway on Crown Street shall be submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To maintain the proper construction of the highway in the interests of road safety.