

From: Michal Zvala

Sent: Monday, December 08, 2025 13:11

To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>

Subject: 25/0985 Response to Highway Comments

Hello

I would like to respond to the Highway comments regarding the proposed variation to increase the HMO from 5 to 6 bedrooms while maintaining the existing cap of 6 persons.

The existing licensed HMO permits 6 occupants.

The current application maintains the same maximum of 6 occupants; the proposal changes only the internal layout from 5 bedrooms to 6 bedrooms.

Parking demand in HMOs is driven by occupant numbers, not by the count of bedrooms. As there is no increase in residents, there is no intensification of use, no uplift in car ownership, and therefore no additional parking pressure compared to the existing lawful situation.

The property is situated within Parking Zone 3, where the Council's SPG specifically allows flexibility in applying parking standards due to the accessibility of local services and public transport.

The location benefits from excellent active-travel accessibility, with essential daily facilities all within a short walk:

Primary School: 160 m, Dental Care: 350 m, Bus Stop: 250 m, Post Office & Local Shops: 750 m, Grocery store 400 m

These distances fall well within accepted sustainable-travel thresholds and demonstrate that everyday needs can be met without reliance on a private vehicle. This aligns with the SPG's sustainability principles and the transport hierarchy set out in national planning policy.

Regards,

Michal Zvala