

Highway Response

Ref: 26/0521

Date: 30/07/26

PROPOSAL: CHANGE OF USE OF A DWELLING (C3 USE) TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)

SITE: 72 Llanthewy Road Newport NP20 4LA

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposals would require additional in curtilage parking provision to meet the current SPG. The requirement would increase from 3 to 7 spaces. However, there are no off-street spaces.

A parking survey has been submitted that includes photos of local roads during peak demand times for two separate nights. The photos are not properly indexed or date stamped, however taken at face value they show adequate parking is available within 200m of the site.

Cycle storage is proposed and should be secured prior to occupation by way of condition.

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 4532.PL.02 Rev B. 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.