

Highway Response

Ref: 26/0456

Date: 09/07/26

PROPOSAL: CHANGE OF USE FROM A DWELLING (C3 USE) TO A 6 BEDROOM 7 PERSON HOUSE IN MULTIPLE OCCUPATION (C4 USE) INCLUDING DEMOLITION OF EXISTING DILAPIDATED STRUCTURE AND CONSTRUCTION OF PART SINGLE AND PART TWO STOREY SIDE EXTENSION WITH HIP-TO-GABLE AND REAR DORMER EXTENSIONS TO FACILITATE LOFT CONVERSION WORKS; ALL WITH ASSOCIATED EXTERNAL WORKS TO INCLUDE PARTIAL REAR GROUND REDUCTION FOR DAMP PROOFING WORKS. ALLOW FOR NEW FLAT ROOF COVERING TO PORCH STRUCTURE

SITE: 51 Tennyson Road Newport NP19 8HX

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The application makes reference to cycle storage but does not provide details. This should be addressed by way of condition.

The SPG requires 3 spaces for the extant development and 7 for the proposed HMO. As such there is a theoretical additional demand of 4 spaces. It is well documented that HMOs do not have high car ownership. Therefore, the impact is anticipated to be marginal.

A parking survey has been provided with the application. It is not detailed enough to be considered fully compliant with the accepted methodology but contains photos showing spaces available during the survey. The photos are not time stamped, however appear to show available parking capacity within 200m of the site on both nights surveyed.

In conclusion, there are no highway related objections, subject to the following condition.

Suggested Condition:

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.