

Highway Response

Ref: 25/1101

Date: 09/01/26

PROPOSAL: PROPOSED CONVERSION TO 6NO. INDIVIDUAL BEDSIT HMO UNITS WITH SHARED COOKING FACILITIES AND INDIVIDUAL SHOWERING FACILITIES

SITE: 78 Caerau Road Newport NP20 4HJ

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Holding objection and not policy compliant.

Highway Comments:

The site is located on a classified (B) road which is within an area accepted as being sustainable in transport terms. The proposals include bike and bin storage however these obstruct the access/turning area so must be relocated.

The detail of the cycle storage is not shown although a shelter is referenced. Full detail is needed to demonstrate that the shelter is weatherproof and secure. This could be addressed via condition, but a location /size should be agreed prior to determination. This results in a holding objection pending amended / further detail. If this is not addressed there is a reduction in parking of at least two spaces, which would trigger further objection.

The extant use is A2 and would require 5 spaces to meet SPG requirements. The proposed use would require 7 spaces to be policy compliant. Only two spaces are indicated on site and there is currently additional space to turn as the site is on a classified road and at least one space is not orientated appropriately for direct access/egress.

In policy terms there is therefore a theoretical impact of an additional two spaces. These could be available on street and HMO car ownership is known to be low, so may never be needed.

In summary the proposals are not parking policy compliant, but subject to appropriate bin and cycle storage location there are no formal objections on highway related grounds.

Suggested Conditions:

The turning facility shown on the approved plans shall be kept free of all obstructions and shall be available for use at all times.

Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users.

Notwithstanding the details shown on the approved plans parking space adequate for not less than two cars to be stored clear of the highway shall be provided within the curtilage of the dwelling prior to first use of the development hereby permitted. The precise manner in which such provision is to be made shall have first been submitted to, and approved in writing by, the Council as Local Planning Authority and, if necessary, include for a widening of the existing driveway opening and associated pavement crossing facility. The parking facilities so provided shall be kept free for that specific use thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that order), no building works, would reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure adequate secondary off-street parking space is provided/maintained, without overhanging of the footway in order to maintain unimpeded visibility for all road users, to ensure the safe and free flow of traffic and to assist pedestrian safety.

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.