

Highway Response

Ref: 25/0239

Date: 23/04/25

PROPOSAL: ALTERATIONS AND EXTENSION TO CREATE A 5NO. BED HMO

SITE: 24 Llanwern Street Newport South Wales NP19 0BZ

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant or supported.

Highway Comments:

There is insufficient detail of the cycle storage. It does not appear to be weatherproofed or sufficiently secure. Furthermore, there is no suitable access to it. Bikes would have to be wheeled through living rooms and kitchen, negotiating a narrow twisting corridor and multiple doors. Whilst a condition could be applied to attain an acceptable quality it will never be sufficiently accessible.

The site is a terraced street with high parking pressure and the proposal increases the parking requirements based on the SPG from 3 to 5 spaces. These are not considered to be available, which could result in inconsiderate or dangerous parking.

The development cannot be supported, but a parking survey may help to address the parking issue.