

Highway Response

Ref: 25/1091

Date: 12/03/26

PROPOSAL: RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE TO 4NO BED HMO

SITE: 236 Cromwell Road Newport NP19 0HS

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

It is not clear if the existing use is a four bed HMO or single dwelling. The proposals change it to a six bed HMO.

If it is a single dwelling this increases the parking required by the SPG from three spaces to seven including visitor space. If it is already a HMO it only adds two spaces to the requirement. In reality the actual demand is likely to be less.

No information has been provided to demonstrate if parking is available on street.

There is no cycle parking indicated or detail of the rear yard/bin storage. The requirement for cycle storage could be addressed via condition.

It appears unlikely that the small increase in parking would be sufficient to warrant a refusal, therefore there are no formal objections subject to the following conditions.

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.