

Highway Response

Ref: 26/0515

Date: 24/07/26

PROPOSAL: CHANGE OF USE FROM SINGLE DWELLING HOUSE TO 6 BED HMO (RESUBMISSION)

SITE: 3 Clytha Crescent Newport NP20 2EY

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

As previously the only issue to address is cycle storage. The proposed racks are not acceptable, and the application is not explicit regarding location and security.

The proposed racks are not suitable for all users or bike types so cannot be considered “inclusive” furthermore they are not sufficiently secure as they do not allow both wheels and the frame to be secured or support the bike properly.

At least some enclosed Sheffield racks are needed to meet the requirements. Where space is restricted these can be supplemented with other types.

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

Suggested Conditions:

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.