

Highway Response

Ref: 26/0378

Date: 09/07/26

PROPOSAL: CHANGE OF USE OF THE UPPER FLOORS FROM A DWELLING TO A 6 NO. BEDROOM HMO INCLUDING ASSOCIATED WORKS

SITE: Flat 2 31 Fields Road Newport South Wales NP20 5BP

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The application contains no proposal for cycle storage. This should be addressed by way of condition.

There is no assessment of parking or apparent on-site provision. The existing dwelling use would require three parking spaces and the proposed six spaces to meet current SPG requirements.

Statistically however it is unlikely that a HMO would generate demand for six spaces, and any impact would be marginal.

In summary 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.