

Highway Response

Ref: 26/0147

Date: 23/03/26

PROPOSAL: CHANGE OF USE FROM GUESTHOUSE (C1) TO TEMPORARY ACCOMMODATION (SUI-GENERIS) INCLUDING PART TWO STOREY PART SINGLE STOREY EXTENSION

SITE: Newport Guest House 391A Chepstow Road Newport NP19 8HL

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Objection to parking arrangement, but no objection in principle to change of use.

Highway Comments:

Cycle parking is proposed and should be secured by way of condition, prior to first beneficial use.

Parking is proposed to be reduced and arranged as three spaces perpendicular to highway. This requires an extension of the footway crossing and removal of additional wall. Given the height of the wall it would need an opening of around 10m to provide the required pedestrian inter-visibility and a dropped kerb of around 7.5m.

The excessive crossing cannot be supported as it is prejudicial to pedestrians with disabilities and reduces on street parking. Furthermore, the most appropriate parking standard would be a hostel and requires only 1 space per three non-resident staff.

Subject to a reduction in wall height adjacent to the drive (max 600mm) Highways could support 1 or 2 spaces.

In conclusion, Highways would object to the access/parking but subject to cycle related condition would not object to the change of use.

Suggested conditions:

The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for cycle parking have been provided in accordance with the details and specifications shown in drawing "Gated Shelter 2050 wide 4 bikes". The cycle parking shall be retained as such thereafter.

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.

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

No part of the development shall be brought into use until visibility splays of 2metres by 2metres have been provided on each side of the access. The depth shall be measured from the back of footway; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6 metres above footway. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.