

Highway Response

Ref: 25/0003

Date: 16/01/25

PROPOSAL: TWO STOREY REAR EXTENSION TO PROVIDE ADDITIONAL LIVING ACCOMMODATION AND STORAGE FOR RESTAURANT

SITE: 118 Commercial Street Newport NP20 1LX

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant, but no formal objection subject to conditions.

Highway Comments:

The increase in bedroom numbers requires an additional space to be provided for parking. This is clearly not possible, so the proposals are not policy compliant.

There is no information regarding cycle parking, and it appears there is no existing provision. Cycle parking should be secured by way of condition. Provision for staff and residents would be appropriate.

Based on the assumption that the living accommodation is for a single family and not a HMO/staff arrangement, we would offer no formal objection subject to the following condition.

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 1995 (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.