

Highway Response

Ref: 26/0137

Date: 09/03/26

PROPOSAL: RETROSPECTIVE CHANGE OF USE FROM A SINGLE DWELLING (USE CLASS C3) TO A 5-BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO), ACCOMMODATING UP TO 7 OCCUPANTS.

SITE: 3 Baldwin Street Newport NP20 2LT

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

The parking assessment relies on the previous consent and on a sustainability assessment.

Previously, it has been accepted that the area is sustainable in transport terms and on that basis the extant consent (16/1191) was based on a requirement for only three parking spaces (1/household).

As a HMO the SPG requirement is one space per bedroom. As these are separate households, there is no effective reduction for sustainability. The parking requirement is 1 /household plus one for visitors, which equates to six spaces and an increase of three spaces.

No evidence of parking capacity has been provided.

The previous permission also identified the "alleyway" as bin storage. It is now proposed to be cycle storage. It cannot be accepted as either as it is not a practical space and would be obstructed. Should the Officer be minded to approve the application, we would request a condition to provide suitable bin and cycle storage (separately).

The bin storage proposed is remote and we would raise concerns regarding refuse management. With HMOs bins are typically just left permanently on street raising obstruction and amenity issues. A condition to address this is likely to be appropriate.

Suggested Conditions:

a scheme for the provision of cycle parking in accordance with the Council's current standards shall be submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved within three months of the date of approval hereby granted 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.

A servicing and waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority and the scheme implemented within six months of the date of approval. For the avoidance of doubt the strategy shall set out design and operational proposals for servicing and the storage, transfer and collection of goods and waste ensuring that appropriate arrangements are made and that logistical requirements are appropriately considered and addressed. The strategy shall be subsequently implemented in accordance with the approved details.

Reason: To ensure that adequate on-site provision is made for servicing and waste management collection including allowance for the storage, transfer and collection of waste to reduce impact on residential amenity and the general amenity of surrounding occupiers.