

Highway Response

Ref: 25/0911

Date: 04/12/25

PROPOSAL: THE CONVERSION OF AN EXISTING DETACHED OFFICE BUILDING INTO A HMO CONSISTING OF 10 SINGLE BEDROOMS WITH ASSOCIATED SERVICES, KITCHEN AND SHOWER ROOMS. REFUSE AND RECYCLING STORAGE, AMENITY SPACE AND CAR PARKING PROVIDED EXTERNALLY

SITE: 10 Gold Tops Newport NP20 4PH

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposed cycle store is not appropriate. It is not inclusive (suitable for all bike types and user abilities) and it is not sufficiently secure (need to secure both wheels and frame when multiple users/households have access). A suitable weatherproof provision should be secured by way of condition.

There are no proposals to alter the access and no measurable intensification of use.

The plans indicate 10 on site parking spaces however some are not deep enough, and some do not allow drivers to approach highway at a safe angle or turn within the site. Notwithstanding this they are all existing provision.

Regardless of the actual practical provision the site is within zone 3 for parking assessments and the SPG requires 9 spaces for the extant use. It requires 10 plus two visitor spaces for the proposed use.

The difference is marginal and the likelihood of all HMO residents having a car is low. We would therefore not offer an objection on parking policy.

In conclusion there are no highway related objections subject to a condition to secure more appropriate cycle provision.

Suggested Conditions:

Notwithstanding the proposed cycle store and 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.