

Highway Response

Ref: 26/0294

Date: 01/05/26

PROPOSAL: S73 APPLICATION FOR VARIATION OF CONDITION 3 AND REMOVAL OF CONDITION 4 OF PLANNING PERMISSION 1/5970 CONVERSION OF HOUSE TO FORM 4 SELF CONTAINED FLATS FOR SINGLE PARENT FAMILIES AT 4 SERPENTINE ROAD, NEWPORT, GWENT

SITE: Flat 1 -4 4 Serpentine Road Newport South Wales NP20 4PF

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

No objection.

Highway Comments:

The application is to remove/amend planning conditions and the reasons given are financial and not Highway or Planning concerns.

The conditions in question restrict the site's use for reasons of parking. The original permission was dated Jan 1979, since when parking requirements have changed.

The current SPG adopted in 2015 uses various zones to estimate parking needs. The site lies within zone 3, but borders a thin area of zone 2, separating it from zone 1 by a little over 300m.

Should the site revert to a single house it would be required to have three+ spaces (by the SPG). As four flats it is required to have five spaces (with no use restrictions and including a visitor space).

The difference is not sufficient to warrant refusal if the application came in now. Furthermore, consideration of the proximity of public parking and parking restrictions, likely car ownership and sustainability/accessibility of the site, would suggest that future demand could reduce the impact further.

In summary, no weight is given to property valuations, however no material impact is anticipated as a result of removing / amending the conditions as requested. Therefore no objection is made.