

Highway Response

Ref: 25/0942

Date: 21/11/25

PROPOSAL: CHANGE OF USE FROM OFFICE SPACE TO 5 NO. APARTMENTS

SITE: 13 Clytha Square Newport NP20 2EF

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection to the change of use (subject to conditions) but objection to the parking arrangement proposed.

Highway Comments:

The proposals do not include any provision for cycle parking. This should be secured by way of condition and must provide for separate households so needs to be secure, inclusive, weatherproof and easily accessed.

The bin storage appears to be split by refuse type, not property, so we would question if there's a buildings manager/refuse strategy proposed to ensure these are put out for collection and returned to storage.

In terms of servicing and access the proposed use is considered less onerous than the extant. The SPG requires 9 spaces for the office use but only 6 for the proposed residential use.

We note that the proposals include changes to the access which result in reduced visibility, excessively wide openings and cars approaching highway at acute angles. This therefore raises objections on highway safety grounds but is not needed.

For the avoidance of doubt, Highways would not object to widening the drive to form a double drive where cars are perpendicular to highway and the wall is reconfigured to provide pedestrian visibility splays of 2m x 2m at a height of 600mm

Any increased parking or change of use should be accompanied by electric vehicle charging provision being secured by way of condition.

Any changes to the drive would require amendments to the footway crossing to enable lawful use. This requires separate licence from highways. It is independent of planning.

In summary we would object to the proposals as a whole on highway safety grounds with reference to the access and parking proposals, but would not object to the building conversion subject to conditions relating to EVC and cycle provision.