

Highway Response

Ref: 26/0558

Date 03/08/26

PROPOSAL: CHANGE OF USE FROM 4 BEDROOM DWELLING (C3) TO 8 BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)

SITE: 46 Corporation Road Newport NP19 0AW

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Further information requested, but no formal objection subject to condition.

Highway Comments:

The proposal is to convert a five-bed house to an eight-bed HMO. Cycle parking is proposed but not of appropriate quality. The shelter must be accessible and secure. The height is insufficient for residents to secure their bikes and the support is only suitable for cycles with two narrow wheels. It is therefore not inclusive or secure. There is sufficient space for a suitable shelter which should be secured by way of condition.

A parking survey is included with the application but lacks sufficient detail to be validated and given any weight. We would refer the applicant to the Lambeth methodology which sets out the level of detail needed. Key points are identifying times/days when residents are all expected to be at home (early hours of the morning) setting out detail of capacity calculations and spaces available with date stamped photos. Without this information the study cannot be given any weight.

The SPG would require three spaces for the existing dwelling and at least nine for the HMO. That equates to an additional six spaces needed to be policy compliant.

Notwithstanding the SPG it is likely that actual demand for the HMO is significantly less than required by policy. A formal objection on parking availability is therefore unlikely.

In conclusion, we would request further information to establish the availability of parking for completeness, however if the Officer is minded to approve the proposals, we would request the following condition.

Suggested Condition:

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