

## Highway Response

Ref: 25/0697

Date: 19/09/25

**PROPOSAL:** VARIATION OF CONDITION 1 (APPROVED PLANS) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ /BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS. AMENDMENTS INCLUDE CREATION OF AN ADDITIONAL BEDROOM SERVING FLAT 1 TO CREATE A TWO BEDROOM FLAT AND ASSOCIATED ALTERATIONS

**SITE:** 109-111 The Church House Stow Hill Newport NP20 4ED

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection.

**Highway Comments:**

The increase in bedroom numbers adds a marginal increase in parking provision requirements. Taken in context however this is negligible and theoretical in this setting.

There are no highway related objections.