

Highway Response

Ref: 25/1020

Date: 08/12/25

PROPOSAL: PROPOSED FLAT ROOF REPLACEMENT WITH DUO PITCH ROOF AND NEW FRONT PARKING AREA WITH ACCESS

SITE: 2 Hunter Close Rogerstone Newport NP10 0AX

Case Officer: Jonathan Jones

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

The proposed roof raises no concerns.

The new access and parking results in multi access provision which is not supported. In terms of parking numbers however it can be supported as the existing garage does not have space to the front and what is indicated as a space adjacent to the garage is too short and results in unlawful obstruction of footway. This appears to have been shortened by relocating the fence.

Should the application be successful, a footway crossing must be provided prior to use. This requires separate consent and licensing from highways which is independent of planning. (Refer to Conditions and Informative Notes. In addition the existing crossing should be amended to an appropriate width.

Suggested Conditions:

The development shall not be implemented until the surface water drainage of the plot has been designed to prevent the discharge of water on to the highway.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

No part of the development shall be brought into use until visibility splays of 2 metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6 metres above footway level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Hunter Close for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road and junction safety.

Informative notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore, prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.

The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.