

Highway Response

Ref: 24/1037

Date: 16/01/25

PROPOSAL: INCREASED HEIGHT OF DORMER BUNGALOW TO CREATE ADDITIONAL FIRST FLOOR ACCOMMODATION. CONVERSION OF GARAGE AND A SINGLE STOREY EXTENSION TO LINK GARAGE TO HOUSE

SITE: Tanglewood Tregarn Road Langstone Newport NP18 2JS

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposals include conversion of the garage, which represents a potential loss of parking and cycle parking. Adequate space is retained for parking and manoeuvring, as well as access to the rear. The impact therefore appears to be just a loss of cycle storage. It is not known if alternative storage exists, but we would request condition to provide it, in the event that it doesn't already exist.

For the avoidance of doubt the most appropriate provision here would be a 6x4ft shed.

In summary, there are no highway related objections subject to the following conditions.

Suggested Conditions:

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 1995 (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.