

Highway Response

Ref: 25/0136

Date: 12/08/24

PROPOSAL: CONVERSION OF EXISTING DWELLING INTO TWO SEPARATE DWELLINGS WITH INTERNAL ALTERATIONS ONLY

SITE: Serempore Newport Road Cardiff CF3 2UR

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Objection.

Highway Comments:

The submitted plans indicate a total of six parking spaces comprising two sets of three. This area can only be considered as two sets of two as in line parking is not supported for more than two cars. Furthermore, the parking is considered to be rear courtyard style provision and not suitable or likely to be used as intended.

The application changes from a single dwelling required to have three spaces (reference SPG Parking) to a 4 bed and a 2 bed requiring two additional spaces, but importantly a separate provision for 3 and two spaces that are practical and can be used safely.

The cycle parking is indicated on the plans, but there is no detail of enclosure. The stores must be practical, secure and weatherproof for long stay (residential) use.

An additional dwelling is expected to result in additional bins being placed out for collection. There is no apparent collection point or space for additional bins.

The access from the A48 is not wide enough to support multiple dwellings and two-way traffic. Furthermore it does not provide appropriate visibility splays for pedestrians or vehicular requirements.

Any vehicle entering is likely to stop suddenly and may even reverse into a classified road unexpectedly if they meet an exiting vehicle.

We note this is an existing situation but cannot support any further intensification of its use. This results in an objection on highway safety grounds.