

Highway Response

Ref: 24/0524

Date: 08/07/24

PROPOSAL: CONVERSION OF BUILDING INTO RESIDENTIAL USE TO INCLUDE A SMALL SIDE EXTENSION, CONSTRUCTION OF DETACHED DOMESTIC STABLE BLOCK, STANDALONE BAT HOUSE AND ASSOCIATED WORKS INCLUDING LANDSCAPING, FORMATION OF A SMALL DOMESTIC GARDEN, IMPROVEMENTS TO ACCESS AND PROVISION OF TWO PARKING SPACES

SITE: Land North of Rock Cottage Arcade Road Penhow Newport South Wales

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported on the basis that the location is not sustainable. The proposals however meet all other criteria and there is no formal objection.

Highway Comment:

The application is a resubmission of 23/0242. It addresses reasons for refusal and findings of the Appeal. None of these were highway related. There are therefore no changes in the Highways' Comments, which are reproduced below.

Additional information/rebuttal has been provided by the applicant, which is addressed below, but the overall comment remains unchanged.

The few amenities within walking distance are noted and accepted. The development is not expected to have all amenities within walking distance but cannot be described as sustainable. The location is remote, and the development would be car dependant, which is contrary to policy. Highways do not object however, mainly due to the scale and nature of development. The trip generation would be negligible and not too dissimilar to any other dwelling.

Our records show that adopted highway extends into the "bellmouth"/access as far as the existing gate. Lane markings are irrelevant and simply guide drivers. The applicant must check on highway boundary information (this information is available to the public) and will need licence to work in this area. Materials, construction etc must be agreed and an approved contractor commissioned for the works.

Should the Planning Officer be minded to approve however, highways would request conditions relating to the access, parking and restriction of the stable use to domestic only.

It is noted that a cut off drain is proposed and this should be secured by condition. It should however be within the applicant's control, not in highway.

Suggested conditions:

The development shall not be implemented until the surface water drainage of the site 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 hereby approved shall be occupied until the visibility splays defined on Drawing No.TG2203-RevB are cleared of all obstructions to visibility exceeding 600mm in height above verge level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety.

The dwelling shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users 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 for a minimum distance of 5metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block paviments 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.

Any gate or other form of barrier across the access shall be positioned at least 5.5 metres back from the nearside edge of the highway boundary and shall be constructed to open into the site only.

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

The turning facility shown on the approved plans shall be kept free of all obstructions and shall be available for use at all times.

Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users.

Notwithstanding the details shown on the approved plans parking space adequate for not less than two cars to be stored clear of the highway shall be provided within the curtilage of the dwelling prior to first use of the development hereby permitted. The parking facilities so provided shall be kept free for that specific use thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that order), no building works, would reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure adequate secondary off-street parking space is provided/maintained, without overhanging of the footway in order to maintain unimpeded visibility for all road users, to ensure the safe and free flow of traffic and to assist pedestrian 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.

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.