

## Highway Response

Ref: 25/0005

Date: 16/01/25

**PROPOSAL:** RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF LAND TO RESIDENTIAL AND RETENTION OF FENCING

**SITE:** 15 Pepys Grove Newport NP20 3JH

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

### **Highway recommendation:**

Objection to the fence retention, but no objection to change of use per se, subject to conditions.

### **Highway Comments:**

The key issue for highways is the impact of the fence on highway safety. There is a link road from Kipling Hill to Shakespeare Cres. This provides for rear access to multiple properties and has no footway. The proposed fence removes all pedestrian intervisibility for vehicles emerging onto Kipling Hill.

This raises an objection on grounds of highway/pedestrian safety. This could be addressed by lowering the fence or relocating it 2m away from the corner.

We note also that vehicles appear to be being parked to the front of the fence on Pepys Grove. This may not be part of the application but is unlawful without a footway crossing and unsafe with the fence in situ. We would therefore suggest an application for a drive may be appropriate, but would object to it as things stand.

Should the fence ultimately remain in some form, we would request a condition preventing any vehicular access to the property (without specific permission) on grounds of highway safety.