

Highway Response

Ref: 25/0861

Date 07/11/25

PROPOSAL: PROPOSED EXTENSION AND ALTERATION OF EXISTING SINGLE-STOREY DWELLING (BUNGALOW) TO FORM A 2- STOREY DWELLING, INCLUDING PARTIAL DEMOLITION AND ASSOCIATED LANDSCAPING WORKS

SITE: 11 Pentre Tai Road Rhiwderin Newport NP10 8RL

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on policy and highway safety grounds.

Highway Comments:

As previously advised, the proposed drive arrangement could not be supported by highways. Whilst it provides the requisite number of spaces the orientation of the drive would result in vehicles approaching highway at unacceptable angles. Parking should be perpendicular to highway or set back so that vehicles approach more or less perpendicular.

We note the agent's comments but would re-iterate that traffic volumes are not the critical factor and that pedestrian safety is a primary issue. Furthermore, the reference to other garages accessing highway directly does not address the issue.

Whilst some parking and the garage are perpendicular to highway the proposal has an extensive area that exceeds the requirements of the SPG (max 3 spaces) and does not direct drivers to approach highway at a safe angle. This could be addressed with additional soft landscaping.

In addition, the plan now shows the pedestrian visibility splay to the north provided at a height of 900mm This must be corrected to 600mm as it relates to size of a child.

We note that the drive has been relocated (and widened) to achieve the necessary pedestrian visibility splays and these are now correctly constructed. This would necessitate changes to the footway crossing prior to lawful use. These changes need separate highway approvals independent of planning. It appears that there are existing low kerbs, but these do not constitute a footway crossing. The applicant should discuss this with the street works department who are best placed to advise. Kerb height is not the only consideration. Load capacity and other matters will also be considered by Street Works.

Electric vehicle charging and cycle storage would be requested by way of condition.

In conclusion, the design has not changed from the pre-app and results in objections on safety and parking policy grounds.