

## Highway Response

Ref: 26/0130

Date: 09/03/26

**PROPOSAL:** DEMOLITION OF EXISTING SIDE DILAPIDATED STRUCTURE AND CONSTRUCTION OF PART SINGLE AND PART TWO STOREY SIDE EXTENSION WITH HIP-TO-GABLE AND REAR DORMER EXTENSION(S) TO FACILITATE LOFT CONVERSION WORKS; ALL WITH ASSOCIATED EXTERNAL WORKS TO INCLUDE PARTIAL REAR GROUND REDUCTION FOR DAMP PROOFING WORKS. ALLOW FOR NEW FLAT ROOF COVERING TO PORCH STRUCTURE

**SITE:** 51 Tennyson Road Newport NP19 8HX

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

**Highway recommendation:**

Not supported.

**Highway Comments:**

The proposals cannot be supported by Highways as they are no policy compliant for parking, cycle parking or rear access.

They result in the loss of access to the rear for bin/cycle storage. There is also a loss of a parking space (garage).

There appears to be scope to widen the drive and re-provide the lost parking. Therefore, if the officer is minded to approve the application, we would request the following condition.

**Suggested Condition:**

Prior to first occupation of the extension parking provision in line with the Council's current standards shall be provided in accordance with details which shall have first been submitted to and approved in writing by the Council as Local Planning Authority. The approved parking provision shall be kept free for that specific use thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (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 adequate parking provision is made thereby avoiding hazards caused by indiscriminate parking and to encourage the benefit of natural surveillance and security in order to actively deter criminal activity, including vandalism.

For the avoidance of doubt, the drive should be widened to a double width, with drainage, materials, boundary treatments etc to be agreed prior to construction.