

Highway Response

Ref: 26/0080

Date: 19/02/26

PROPOSAL: RETROSPECTIVE APPLICATION FOR CONVERSION OF EXISTING CONSERVATORY TO SOLID WALL REAR EXTENSION, PROPOSED DORMER EXTENSION, SINGLE STOREY SIDE EXTENSION AND FRONT PORCH, AND CONSTRUCTION OF A SHED TO THE REAR WITH ASSOCIATED EXTERNAL ALTERATIONS

SITE: 27 St Brides Gardens Newport NP20 3AU

Case Officer: Jonathan Jones

Highway Officer: Kevin Jackson

Highway recommendation:

Objection pending provision of additional parking space.

Highway Comments:

The only highway related impact is the need for an additional parking space. It appears this can easily be provided, but it will require a footway crossing (dropped kerb).

The applicant should note that the crossing also requires permission from highways which is separate and independent of planning permission.

In conclusion there are no highway related objections, subject to the following conditions.

Suggested Conditions:

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 precise manner in which such provision is to be made shall have first been submitted to, and approved in writing by, the Council as Local Planning Authority and, if necessary, include for a widening of the existing driveway opening and associated pavement crossing facility. 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 2015, (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.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

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. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.