

Highway Response

Ref: 25/0931

Date: 17/11/25

PROPOSAL: GARAGE CONVERSION, DRIVEWAY EXTENSION AND SINGLE STOREY REAR EXTENSION

SITE: 20 Violet Walk Rogerstone Newport NP10 9SD

Case Officer: Jonathan Jones

Highway Officer: Kevin Jackson

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

The loss of the garage is compensated for by widening the drive, which just achieves minimum dimension in front of the house. Access to the rear is retained allowing for bin and cycle storage.

To allow practical lawful use the widened drive must have a widened footway crossing (dropped kerbs see informative below) and be surfaced with a bound porous material. No gates could be supported and a condition to prevent their future addition is requested.

The gradient of the drive requires an Aco drain or similar with soak away, which should span the existing and proposed drives to prevent surface water entering highway.

Given the changes to the drive and other works we would consider it appropriate to secure electric vehicle charging by way of condition.

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. The drainage design shall be submitted to and approved in writing by the Council as Local Planning Authority.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Violet Walk for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmac, concrete, block pavements 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.

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

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

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