

This document provides supplementary information for a planning application at:

21 St Mellons Road
Marshfields
Newport
CF3 2TX

The property is part of a series of 5 modern houses built on the site of a former large, detached dwelling and its associated land.

The access from the main road to the original house was from 2 driveways, serving the front to a garage and another drive to the rear.



Access to front



Access to rear

Rear





The original trees and hedges would have hampered vision coming from the west on St Mellons Road, including coming out of Orchard drive. They were all removed as part of the development, with a new singular larger access drive serving all 5 properties in a central position. The original piers and boundary wall to the east have been retained in the new development.

The following pictures show the development once it was completed.



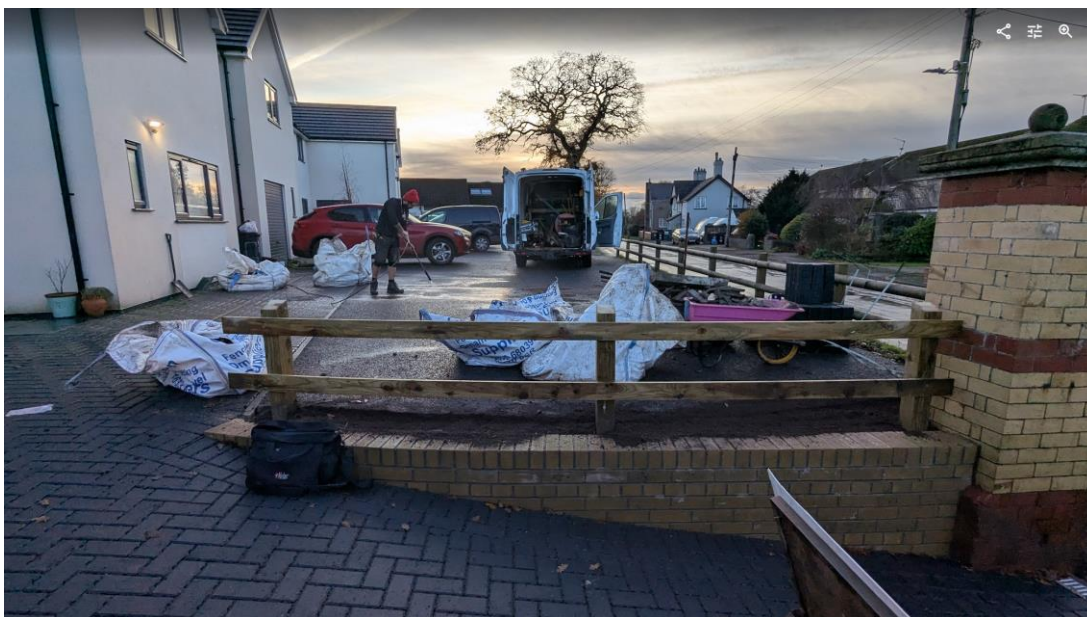


Although the new shared drive offers good site lines for leaving the estate, turning into the site is difficult when approaching from the east and requires several manoeuvres in St Mellons Road to turn and face No.21. It was also found that leaving from the allocated parking spaces was hampered when cars were on the drives of the other properties.

To alleviate the issues the applicant sought to reinstate a drive between the piers at the original east entrance.



As completed



Views to the west are good, and equal to or better than vehicles leaving Orchard Drive. The applicant is happy to install a viewing mirror to alleviate any issues with regards to vehicles approaching from the east. There is approximately 2 metres to the front face of the pier to where the main part of carriageway. Pedestrians are served by the pavement on the opposite side of the road, which also has a 20mph limit which will also be beneficial to the proposal.