

Highway Response

Ref: 25/1023

Date: 08/12/25

PROPOSAL: DEMOLISH EXISTING GARAGE AND BUILD TWO STOREY SIDE EXTENSION

SITE: 18 Melbourne Way Newport NP20 3RE

Case Officer: Jonathan Jones

Highway Officer: Kevin Jackson

Highway recommendation:

No objection.

Highway Comments:

The development results in the loss of a garage, but the parking is replaced by widening the drive to a double width. Access is maintained to the rear for bins and bikes.

The drive needs to be widened for 5.5m length and this will also require the access to be widened to ensure vehicles approach at the right angle and have appropriate pedestrian visibility. This then requires the footway crossing to be widened prior to use. (Refer to informative notes).

There are no objections on highway related grounds, subject to the following conditions.

Recommended Conditions:

Before the reconfigured access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Melbourne Way for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, 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 part of the development shall be brought into use until visibility splays of 2metres by 2metres have been provided on each side of the access. The depth shall be measured from the back of footway; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6 metres above footway level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility 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.