

Highway Response

Ref: 25/0788

Date: 04/12/25

PROPOSAL: CONVERSION OF GARAGE, FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

SITE: 20 Garth Close Bassaleg Newport NP10 8NX

Case Officer: Jonathan Jones

Highway Officer: Kevin Jackson

Following receipt of amended plans we would update our comments as follows.

Highway recommendation:

Objection on grounds of parking and cycle policies.

Highway Comments:

The application suggests that the existing garage is used as a store and utility room, however as far as we are aware it is a garage. If not providing car space it can provide cycle and bin storage and there is access to the rear as well for these.

Garth Close is narrow and footway parking and unlawful obstruction is an existing issue. The existing drive is only long enough for one space. We note that 2 vehicles have been parked on this, but they overhang footway. Even with the garage the house only has two parking spaces but should have three to meet the requirements of the SPG.

The additional bedroom proposed does not necessarily require an additional space to be provided as policy suggests that a three or four bed house should still have 3 spaces. However, a space is lost leaving only one acceptable space and raising an objection on policy grounds.

The amended plan shows three spaces along the frontage. This requires extensive footway crossing which is prejudicial to disabled pedestrian highway users and reduces the available on street parking. It cannot therefore be supported.

In addition, the new spaces are not detailed sufficiently. Additional length is needed where parking is up to a retaining wall (5.5m ideally here) so the dimensions and gradient should be specified. The applicant must also ensure that no surface water drains from the drive so a cut off drain and soakaway will be needed along with a bound porous surface. The grid specified would not be acceptable and does not prevent deleterious material being transferred to highway.

For the avoidance of doubt, Highways would accept a single additional space to the appropriate dimensions with suitable surfacing, drainage and pedestrian visibility (600mm). In planning terms, it is only necessary to replace the lost space. That said we would not be fully supportive due to the loss of rear access/cycle/bin storage. The objection could however be withdrawn.