

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

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14th September, 2026.

Planning Dept.,
Newport City Council,
Civic Centre,
Newport.

**SUB-DIVISION OF PLOT TO CREATE DWELLING TO REAR –
LAND TO THE REAR OF - 29, ROBERTSON WAY, MALPAS, NEWPORT. NP20 6QG.**

SITE ACCESS / EGRESS DETAILS-

Dear Vicky,

Please see below a plan that shows the dimensions for the access/egress area to the site.

I appreciate Kevin Jakson's response.

It is acknowledged that the wall is higher than 600mm; however, I believe that the height can be justified in this instance.

The photograph below shows the visibility / width of the proposed access/egress.



The area will only serve the new property as well as house No. 19. Both are owned, by the applicant, as well as the land running from Horrocks Close down to the access/egress point.

The road speeds will be externally slow. The parking and access/egress will be familiar to both householders.

COMPANY NUMBER 16140564



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Comparison - The most common width for a single private drive is approx. 2.6m wide.

It is common for private drives to reverse out onto a public highway, with neighbours' cars are parked close and significantly reduce any visibility.

In this instance there is a 4m wide opening and the driveway width for No. 19 is 3.11m wide.

No. 19 has 3 parking spaces to the side. There is also unrestricted parking within the overall site. The area hatched yellow, in the plan below, will be allocated as overflow parking for No. 19.

No parking will be permitted in front of the property being No. 19.

The detailed plan at the base of this document shows that there is ample space for a car to vacate the site on the right-hand side and there still be 1.2m wide for visibility. The car would be exiting in forward gear and would easily see any vehicle on the driveway of No. 19.



I trust that yourself and Kevin Jackson can take into account the contents of this letter and approve the proposed access/egress.

If you have any further queries, please let me know.

Kevin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

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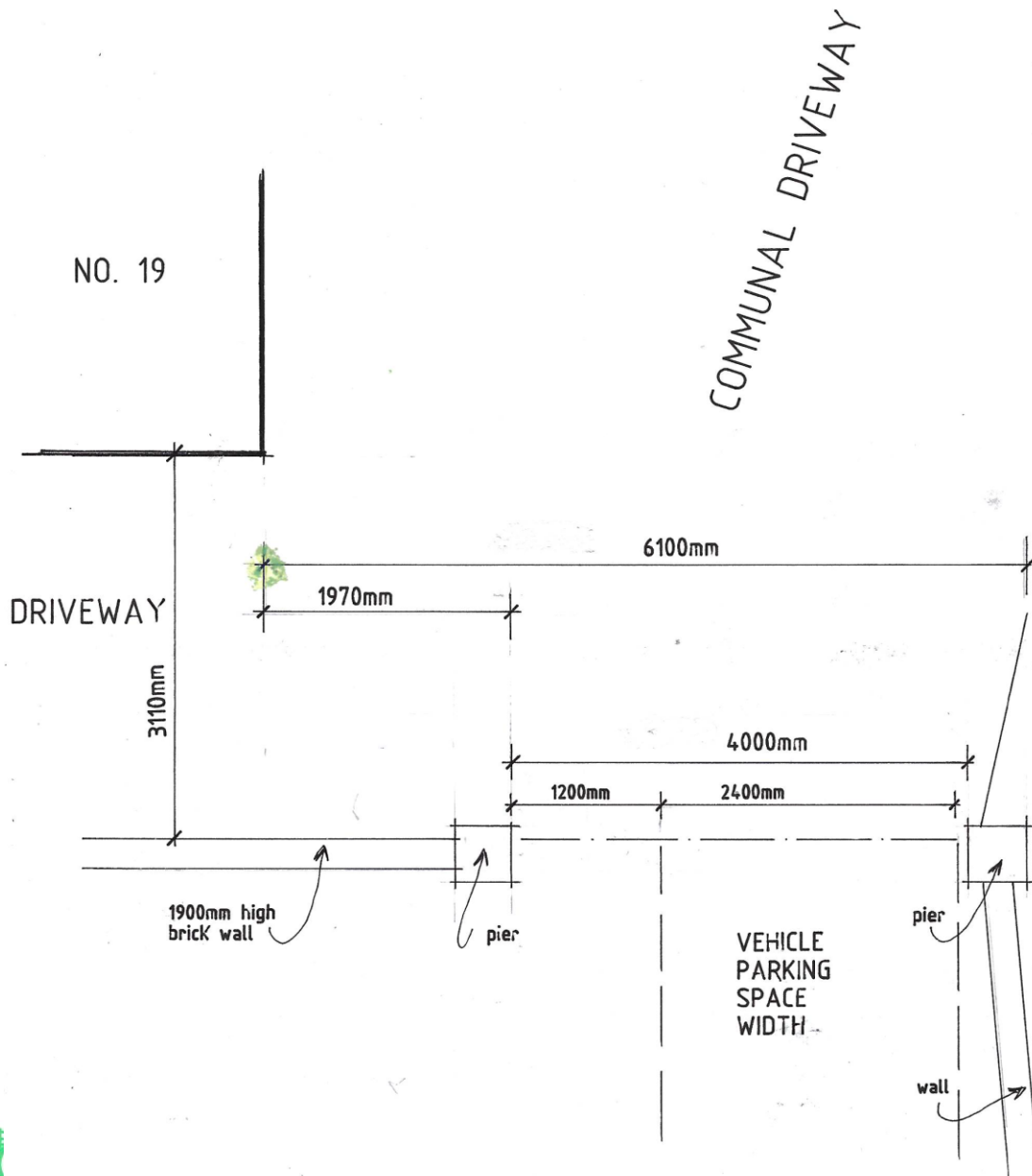
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ACCESS/EGRESS PLAN

SCALE - 1:50 AT A4