

Highway Response

Ref: 26/0160

Date: 13/04/26

PROPOSAL: PROPOSED FIRST FLOOR SIDE EXTENSION AND RETENTION OF DRIVEWAY

SITE: 12 Farnaby Close Newport NP19 9PN

Case Officer: Ben Webster

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported and insufficient detail.

Highway Comments:

The application contains little detail of the drive. It appears however that a new double drive has been provided in addition to the existing drive. This cannot be supported as it would require an almost full width footway crossing that is prejudicial to pedestrians with disabilities and reduces available kerbside parking.

The extension does not require any additional parking from a policy perspective.

The new drive must have a footway crossing to be used lawfully. It is not clear if this has been applied for or is proposed.

To garner Highways' support the existing drive and footway crossing would have to be removed and a new crossing provided.

Should the Planning Officer be minded to support the application we would request the following conditions.

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.

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.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Farnaby Close 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 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.