

Highway Response

Ref: 25/0796

Date: 10/11/25

PROPOSAL: REMOVAL OF EXISTING FRONT WALL AND RAISED GARDEN TO EXTEND EXISTING DRIVEWAY

SITE: 48 Pillmawr Road Newport South Wales NP20 6WG

Case Officer: Ben Webster

Highway Officer: Kevin Jackson

Highway recommendation:

Objection pending further detail and amendments.

Highway Comments:

The application includes photographs and shows that the drive is too wide to be supported and does not achieve the required pedestrian visibility splays (even with proposed piers). Furthermore, it is not appropriately surfaced and falls towards highway.

The required visibility splay is 2x2m at a height of 600mm. This requires the drive to be 2m away from the retained walls/piers. Some low-level boundary treatment is needed to narrow the drive but allow visibility. In addition, the drive should only be a double drive. That is only around 5m wide. To be used lawfully it will need the footway crossing to be changed. This can only be supported as a double drive as it is prejudicial to disabled footway users and reduces on street parking. A double drive should be served by 5 dropped kerbs and two transitional kerbs. This should align with the gap in the wall. Separate licence is needed from highways for this which is independent of planning. Applications can be made online.

In addition, the drive must be surfaced with permeable bound material to avoid the transfer of loose material onto highway. It must not discharge water onto highway, so if the fall is towards highway there should be a cut off drain and soak away provided.

No gates will be supported on a classified road, which this is. The alignment of parking should ensure vehicles approach highway more or less perpendicular to footway.

We would also anticipate charging, which it appears likely is to be provided. Newport's parking SPG limits the number of spaces to be provided to 3 max per dwelling so the proposed drive would not be policy compliant. Double depth can be permitted as well as double width.

In summary therefore there are a number of issues that need to be addressed to avoid an objection on highway safety grounds. Whilst some of these could be addressed via conditions, we would raise an objection pending amended and detailed proposals to ensure a suitable arrangement is agreed prior to construction. Reduced width and improved visibility should be demonstrated prior to approval. We have however provided some potential wording for conditions to help the applicant understand what is needed.

Potential Conditions:

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.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Pillmawr Rd 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 2 metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway/verge; 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 0.6metres 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.

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.

Informative Notes:

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.

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.