

Highway Response

Ref: 26/0381

Date 20/07/26

PROPOSAL: INTERNAL ALTERATIONS TO LARGE DWELLING, TO FORM 7 NO FLATS AND 1 NO. SINGLE DWELLING, WITH ASSOCIATED OFFROAD PARKING, LANDSCAPING AND BIKE / BIN STORAGE

SITE: 6 Stow Park Circle Newport NP20 4HE

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on grounds of highway safety relating to the access.

Highway Comments:

The proposals include a house, six one-bed flats and a two-bed flat.

The "private dwelling" raises no specific concerns as it is basically the existing use and has sufficient parking including a garage that could provide cycle storage. We would seek a condition to provide electric vehicle charging for this.

The addition of seven flats is expected to intensify the use of the drive which does not appear to provide adequate visibility for pedestrians and does not have sufficient width to operate as a shared two-way access. This could be addressed by widening / reconfiguration potentially. However, this would reduce the in-curtilage parking further.

The SPG suggests there should be eight parking spaces for the flats and there are only 4. This is unlikely to be sufficient and there is nothing submitted to demonstrate that the shortfall could be accommodated on street. It should be noted that the access is adjacent to a junction. On street parking is limited and could impact the junction and visibility from adjacent drives.

Residential parking should also incorporate electric vehicle charging which could be addressed via condition.

The cycle parking for the flats is not detailed but appears to be an open, shared shelter of insufficient size. Subject to identifying sufficient space this could also be addressed via a condition, but the location and detail shown would not be sufficient.

The number of properties would require multiple bins to be placed out on the footway. The footway is too narrow for this to be acceptable, and a collection point should be provided without obstructing the drive or visibility splays.

In summary the lack of space for parking and cycle parking raises issues that could not be readily addressed via conditions, but the access width and visibility are the key objections, which are exacerbated by the lack of provision for bin collection. Subject to an improved access, other matters could potentially be addressed with further information or conditions.