

Highway Response

Ref: 25/0772

Date: 13/10/25

PROPOSAL: PROPOSED DEMOLITION OF THE REAR GLASS PORCH AND PART OF THE SINGLE STOREY REAR EXTENSION TO ACCOMMODATE A PARKING BAY

SITE: Fairfield Station Road Caerleon Newport NP18 1NH

Case Officer: Lydia Burrows

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported.

Highway Comments:

The proposals appear to increase the parking provision from a double garage to a total of 4 spaces, which exceeds the maximum provision based on the parking SPG.

We note that the garage does not have an appropriate drive and this should have been set back 5.5m behind highway boundary. Whilst this is not part of the application, it is the reason it is needed. Highways would support relocation of the garage in preference to this application.

A key issue is that the spaces are all parallel, resulting in an extremely wide drive more than doubling the standard double width already provided.

It should be noted that this would reduce available kerbside parking almost as much as it increases in curtilage parking. (Can't say precisely due to nature of hand sketches provided but appears to be an additional 6m of dropped kerb and footway crossing).

In addition, it is prejudicial to pedestrians particularly those with walking or sight impediments.

Furthermore, there is insufficient detail of boundaries to comment definitively but it does not appear likely that sufficient pedestrian visibility is provided, due to the garage and garden walls.

The applicant should note that to create the extended footway crossover they will need a licence from Highways which is separate to and independent of Planning. The drive cannot be used lawfully without the crossing, which may not be permitted under highway regulation.

There is no objection to the demolition per se.

Should the planning officer be minded to grant consent we would request conditions to provide the "Aco drain" sufficient to serve the garage and to provide 2m x 2m visibility splays at 600mm height for pedestrian safety.