

Highway Response

Ref: 26/0366

Date: 27/07/26

PROPOSAL: RETROSPECTIVE APPLICATION FOR A REAR DORMER WITH JULIETTE BALCONY AND NEW VEHICULAR ACCESS/HARDSTANDING

SITE: St Helens Chapel Road Goldcliff Newport NP18 2AW

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

Highway recommendation:

No objection to the building changes. Objection to access /gate location.

Highway Comments:

No highway impacts are anticipated from the changes to the house.

The new drive however is not justified and does not meet current standards for visibility. The principle of multiple access points is not supported unless there are safety benefits. In this case the existing access is better designed and safer than the new one and there appears to be no reason for a second access. It should also be noted that it provides additional parking and is therefore not policy compliant as it exceeds the maxima set out in the SPG.

To meet current standards the gate should be set back, and the access should mirror the existing access to provide appropriate visibility splays for pedestrians and vehicles.