

Highway Response

Ref: 26/0242

Date: 23/04/26

PROPOSAL: PROPOSED REPLACEMENT OF EXISTING GARAGE WITH ANNEXE

SITE: 13 Allt-yr-yn Crescent Newport South Wales NP20 5GD

Case Officer: Jonathan Jones

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

It is not clear how many bedrooms the existing property has, but there is sufficient space for two cars on the drive and there is also a garage. It is not clear if the garage is large enough to count towards the parking provision, however it would be three spaces in a row which would not be supported.

The proposals include a store which could be used for cycles and there is also access to the rear so there is no concern over cycle storage.

Highways do not therefore consider the loss of the garage to be a loss of car or cycle parking.

The conversion creates a further bedroom, but if this is a fourth bedroom it does not require additional parking.

Additional parking is proposed on the front which would result in three spaces with two in tandem. However, the space to the front is only 5.4m deep. This is marginally below the required standard for parking against a wall (5.5m). In this instance however it does not attract an objection.

The widening of the drive will require the widening of the footway crossing (dropped kerbs) to provide lawful access. The applicant should note that this requires a licence from highways which is separate to and independent of planning. (see notes below)

In summary, there are no highway related objections, subject to the following conditions.

Suggested Conditions:

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Allt yr yn Crescent for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmac, 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.