

Highway Response

Ref: 25/1015

Date: 08/12/25

PROPOSAL: CREATION OF HARDSTANDING (RETROSPECTIVE)

SITE: 34 Alanbrooke Avenue Newport NP20 6QJ

Case Officer: Ben Webster

Highway Officer: Kevin Jackson

Highway recommendation:

Objection.

Highway Comments:

The information provided indicates what is presumably intended to be a drive. However, there is no lawful access without a footway crossing (dropped kerb). This is a requirement of the Highways Act 1980. The applicant should note that it is unlawful to undertake works on highway without the permission of the highway authority and separate licensing and regulation is needed which is independent of planning.

The works are 5.1m wide which is appropriate for a double drive, however there is already a drive adjacent so this would require a dropped crossing 4 bays wide. This is prejudicial to road users with disabilities and reduces available kerbside parking, so cannot be supported by highways on grounds of inclusivity and parking.

In addition, the retaining wall is shown as 1m high. Whilst this may accord with planning regulations it exceeds the requirements for pedestrian visibility. Pedestrian visibility of 2m x 2m is required at a height of 600mm, so this raises further objection.

The submission shows a 3.8m deep hardstanding. Another drawing states 4.8m however as it is up to a wall it would need to be 5.5m deep to avoid parking overhanging highway (obstructing footway) resulting in further objection.

It is not known if the surface is permeable, however it appears to fall towards highway which would result in surface water entering highway and another offence under the Highways Act. A cut off drain and soakaway should have been incorporated.

In total the house would have four parking spaces, which exceeds the maximum set out in the SPG (three) so could raise objection on policy grounds.

In summary the design is not considered safe or policy compliant and raises a number of objections relating to the design.