

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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14th May 2025.

Planning Division
Newport City Council,
Civic Centre,
Newport.

Planning Ref - 23/0757

SUBDIVISION OF RESIDENTIAL CURTILAGE AND CONSTRUCTION OF 3NO. BEDROOM DWELLING (RESUBMISSION)

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Land To Rear Of 29 Robertson Way Newport South Wales

Dear Vicky,

Please find attached an amended site plan (KD1989/1B) that indicates the issues brought up by Kevin Jackson the Highways Officer. I attach an amended Location Plan showing the extent of the land owned by the applicant.

The cycle parking will be to the side of the property. There will be no need for a secure rack. The garden is private, not accessible by third parties. A bicycle would be safe anywhere within the site.

I have shown the location of an electric car charger. It is suitably close to the parking area. I have also shown an area for storage of bins – this is close to the house and just off the car turning area.

I have added 2 dimensions that clearly show how large the turning area is. I agree with the conclusion of the recent planning appeal – which found that there are no concerns around parking and turning.

The Appeal Decision stated – “I have found that the proposal would be acceptable with regard to the living conditions of neighbouring occupiers and highway safety”.

This scheme indicates the parking areas however, due to large area allocated for parking and the large turning area, it is safe to say that the occupants would have an excess of space for turning and parking and may choose to park in a slightly different manner.

If you have any queries, please contact

Kevin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

