

Highway Response

Ref: 25/0865

Date: 07/11/25

PROPOSAL: PROPOSED FIRST FLOOR SIDE EXTENSION, SINGLE REAR EXTENSION, GARAGE CONVERSION AND AMENDED PARKING LAYOUT

SITE: Yew Tree Cottage Old Hill Christchurch Newport South Wales

Case Officer: Lydia Burrows

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on grounds of highway safety and parking policy.

Highway Comments:

The extension proposals do not require additional parking however the change of use of the garage would not be policy compliant.

The proposed additional parking area cannot be supported as it is excessively wide (already wider than a typical double at around 7m) and the extended area does not have sufficient depth. It is likely to be used to park parallel to highway which raises issues in terms of visibility and highway safety. Alternatively vehicles would overhang highway which is already very narrow.

As no appropriate additional parking is possible, the garage conversion cannot be supported on policy grounds. For the avoidance of doubt the rest of the works do not raise any issues, just the garage conversion and drive extension.

In conclusion, highways would raise objections on policy and safety grounds.