

Highway Response

Ref: 25/0517

Date: 15/07/25

PROPOSAL: PROPOSED EXTENSION TO REPLACE EXISTING CONSERVATORY, NEW PORCH, ROOF EXTENSION, DORMER WINDOWS TO THE FRONT ELEVATION AND ADDITION OF NEW FENESTRATION AND STAIRCASE

SITE: Cotswold 11 Bulmore Road Caerleon Newport NP18 1QQ

Case Officer: Ben Webster

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

From the visuals and commentary, it appears that three parking spaces would be retained, plus the garage. On that basis there would be no issues around parking or cycle parking. However, it is not clear from the plans how much space is available at the side of the proposed building for parking/access to the garage. For the avoidance of doubt therefore we would suggest a condition to ensure parking is retained in perpetuity.

There are no objections subject to the following condition.

Suggested conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.