

Highway Response

Ref: 25/0253

Date: 23/04/25

PROPOSAL: PROPOSED DEMOLITION OF AN EXISTING DETACHED GARAGE AND THE CONSTRUCTION OF A SINGLE-STOREY REAR AND SIDE EXTENSION

SITE: 114 Cae Perllan Road Newport NP20 3FT

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

We would not support three in line parking spaces, so would not consider the garage to be an existing parking space. It would however provide potential cycle storage. We would therefore recommend a condition to re-provide cycle storage (a 6x4 shed would be appropriate for residential).

The extension does not add to the parking requirements and allows access to the rear to be retained. There are therefore no objections subject to the following conditions.

Suggested Condition:

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 1995 (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.

For the avoidance of doubt the provision anticipated is a domestic shed.