Highway Response

Ref: 25/0788 **Date: 07/11/25**

PROPOSAL: **CONVERSION OF GARAGE, FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION**

SITE: **20 Garth Close Bassaleg Newport NP10 8NX**

Case Officer: Jonathan Jones

Highway Officer: Kevin Jackson

Highway recommendation:
Objection on grounds of parking and cycle policies.

Highway Comments:
The application suggests that the existing garage is used as a store and utility room, however as far as we are aware it is a garage. If not providing car space it can provide cycle and bin storage and there is access to the rear as well for these.

Garth Close is narrow and footway parking and unlawful obstruction is an existing issue. The existing drive is only long enough for one space. We note that 2 vehicles have been parked on this, but they overhang footway. Even with the garage the house only has two parking spaces but should have three to meet the requirements of the SPG.

The additional bedroom proposed does not necessarily require an additional space to be provided as policy suggests that a three or four bed house should still have 3 spaces. However, a space is lost leaving only one acceptable space and raising an objection on policy grounds.

We note however there is scope to widen the drive, which would make the proposals no worse than the existing situation and could be supported in terms of parking policy. This would not however address the loss of cycle/bin storage or rear access.