

Highway Response

Ref: 25/0628

Date: 09/09/25

PROPOSAL: TWO STOREY SIDE AND REAR EXTENSION, PORCH AND ALTERATION TO VEHICULAR ACCESS

SITE: 174 Cardiff Road Newport NP20 3AE

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

Further information requested.

Highway Comments:

The description refers to "alteration to vehicular access". It is not clear from the plans what is proposed. The site is accessed from a classified road, therefore Highways would seek confirmation of proposed changes to the access and front boundary treatment (if any).

Visibility will be a key issue if any changes are proposed to the boundary. No gates will be supported on a classified road unless they are set back at least 5m from highway boundary (back of footway) which does not appear feasible here.

The loss of the garage is considered to be a loss of cycle parking. A condition to replace this is therefore requested. A 6x4ft garden shed would be appropriate. Adequate car parking and turning are retained.

As the drive and building appear to be undergoing significant works it would be appropriate to future proof with electric car charging provision or at least passive provision (to enable easy fitting later). A condition is therefore suggested for this.

If the only change is paving and loss of garage there would be no objection subject to the following conditions.

Suggested condition:

The development shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the highway.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

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.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.