

Highway Response

Ref: 25/0357

Date: 30/05/25

PROPOSAL: PROPOSED LOFT CONVERSION INCLUDING NEW DORMER AND CONSTRUCTION OF GARAGE

SITE: 211 Christchurch Road Newport NP19 7QL

Case Officer: Harpreet Khela

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on grounds of highway safety relating to parking policy.

Highway Comments:

The site is located in an area with extensive parking controls with “no waiting” restrictions extending approximately 50m to the frontage of the house. This appears to be mainly to protect the junction with Beechwood Rd from inconsiderate or unlawful parking, in the interests of highway safety.

The existing property appears to be a 4/5 bedroom unit. Google Maps shows that there has been a garage set back at the side of the house. The proposed garage is not in the same location and not set back enough to provide any parking on the drive or in the garage.

Whilst there is no objection in principle to the extension/loft conversion, given that they do not increase the parking requirements, we would object to the garage in this location. It is not set back sufficiently to be used safely. It must be possible to stop a vehicle on the drive while opening/closing the garage door.

It appears from Google that the distance between the boundary and the building line is around 4m so there is insufficient space and a double width or other policy compliant / safe arrangement is not possible.

To garner Highways’ support we would suggest consideration of providing a double drive and locating the garage further back to accommodate this. We would consider this to provide two spaces as three in line is not accepted and the garage can be used for cycle/general storage.

As a minimum the applicant should retain at least two spaces, which could be a 5.5m drive with a garage measuring 3x6m internally. (These dimensions are minima, and the proposed building would be acceptable if it is relocated).

In conclusion we would raise an objection on grounds of highway safety relating to the parking arrangements and loss of parking.