

Highway Response

Ref: 25/1034

Date: 16/01/26

PROPOSAL: SINGLE STOREY SIDE AND REAR EXTENSIONS

SITE: 107 Melfort Road Newport NP20 3FS

Case Officer: Jonathan Jones

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

The development appears to involve the loss of a garage, but it retains access to the rear where bikes and bins could be stored.

The drive is not long enough to be considered two spaces without blocking the main entrance. As such the site would only have one recognised parking space. To comply with policy there should be one per bedroom. Whilst there is no requirement to add parking unless bedrooms are added, it is contrary to policy to reduce the provision below the requirements of the SPG.

Melfort Rd is a bus route, and the carriageway is circa 8.7m wide. This exceeds the minimum for a bus route significantly and we consider that parking on street is practical.

Based on the above there would be no formal objection raised; however the proposals are not fully compliant with parking policy.