

22/0341

The Longhouse, Blacksmiths Way, Coedkernew, Newport NP10 8TR

Outline application (all matters reserved) for the erection of 2No. detached dwellings to the rear of the existing house (The Longhouse) with double garages

Date Out: 14 April 2022

Highway Officer: Anthony Novis

I refer to the above planning application ref 22/0341 which was received on 11 April 2022.

The site is located on Blacksmiths Way which is subject to a 30mph speed limit. Access to the wider highway network is via a roundabout on the A48.

The site access must have minimum visibility splays of 2.4 x 43 metres in both directions. These appear achievable over the existing wide highway verge fronting the site.

In order to safely accommodate the additional traffic generation the site access and driveway must be widened to a minimum of 4.5 metres which would allow 2 vehicles to pass and avoid unnecessary reversing manoeuvres. For its first minimum 5.0 metre length measured back from the edge of the frontage footway the access must be surfaced in a bound material (not loose stone or gravel) and adequately drained to ensure no surface water run-off enters the highway.

It is taken that the existing and proposed dwellings have 3+ bedrooms for which at this location the Newport City Council Parking Standards SPG requires each dwelling to have 3 parking spaces. Each parking space must have minimum dimensions of 2.4 x 4.8 metres except when fronting a wall or other obstruction where the length must be increased to 5.5 metres. A double garage must have minimum internal dimensions of 6.0 x 5.4 metres in order to count as parking.

On site turning for each dwelling must be provided to prevent the necessity of over long reversing manoeuvres. Any shared turning areas must be clearly defined as such.

Consideration must be given to refuse collection to ensure there would be no excessive bin walks.

Given this is an outline application with all matters reserved and the above highway requirements are achievable I would offer no objection to this application on highway grounds.