

Highway Response

Ref: 26/0134

Date: 30/03/26

PROPOSAL: NEW ACCESS AND DRIVEWAY AND WIDENING OF EXISTING GARAGE

SITE: Olive Mount Cottage 51 Crescent Road Newport South Wales NP19 8LW

Case Officer: Lydia Burrows

Highway Officer: Kevin Jackson

Highway recommendation:

The proposal includes a garage extension and a new access road. These are considered separately for clarity.

Garage: Not supported, but no formal objection.

Access road: Objection on highway safety grounds, but no objection in principle.

Highway Comments:

Garage extension

The existing garage has no pedestrian visibility, and this would remain the case if it were extended. It does not necessarily follow however that an extension would result in greater numbers of car movements, so there are no formal objections offered.

New Access

Given that there is an existing access (garage) highways would not ordinarily support a second access. However, the existing garage is of limited use (even extended) in terms of access and is not supported for car use. Indeed, it could be better used for cycles or other storage. The new access is therefore considered acceptable in principle.

The detail provided indicates a very steep drive (1:8). Where it meets highway, this should ideally be limited to 1:12 for reasons of safety and ease of use. It is recognised however that the site is constrained.

The plans demonstrate vehicular visibility splays in excess of the required 2.4 x 25m, but do not show any pedestrian inter-visibility. The required standard is 2x2m at 600mm height. This raises an objection on safety grounds.

To provide pedestrian visibility a section of wall would have to be removed either side of drive and the ground retained battered appropriately.

In conclusion, Highways would object to the scheme as proposed, however the access could be amended to provide pedestrian visibility which would make it acceptable.

If the loss of additional wall is not a planning issue the matter could be addressed via condition.