

Highway Response

Ref: 25/0772

RECON

Date: 14/11/25

PROPOSAL: PROPOSED DEMOLITION OF THE REAR GLASS PORCH AND PART OF THE SINGLE STOREY REAR EXTENSION TO ACCOMMODATE A PARKING BAY

SITE: Fairfield Station Road Caerleon Newport NP18 1NH

Case Officer: Lydia Burrows

Highway Officer: Kevin Jackson

Following receipt of amended plans we would update our comments as follows.

Highway recommendation:

Not supported.

Highway Comments:

The proposals appear to increase the parking provision from a double garage to a total of 4 spaces, which exceeds the maximum provision based on the parking SPG.

We note that the garage does not have an appropriate drive, and this should have been set back 5.5m behind highway boundary. Whilst this is not part of the application, it is the reason for it. Highways would suggest consideration of relocation of the garage in preference to this application. Thereby correcting the issue rather than compounding it.

A key issue is that the spaces are all parallel, resulting in an extremely wide drive more than doubling the standard double width already provided.

It should be noted that this would reduce available kerbside parking almost as much as it increases in curtilage parking. (Can't say precisely due to nature of hand sketches provided but appears to be an additional 6m of dropped kerb and footway crossing).

In addition, it is prejudicial to pedestrians particularly those with walking or sight impediments.

We note the addition of pedestrian visibility splays and Aco drains which should be secured by way of condition.

The applicant should note that to create the extended footway crossover they will need a licence from Highways which is separate to and independent of Planning. The drive cannot be used lawfully without the crossing, which may not be permitted under highway regulation.

There is no objection to the demolition per se.

Should the planning officer be minded to grant consent we would request conditions to provide the "Aco drain" sufficient to serve the garage and to provide 2m x 2m visibility splays at 600mm height for pedestrian safety.

Suggested conditions:

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 part of the development shall be brought into use until visibility splays of 2metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6 metres above footway level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of UskVale Dr for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material

such as tarmacadam, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.

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.

Informative Notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.