

Highway Response

Ref: 25/0431

Date: 04/07/25

PROPOSAL: DEMOLITION OF THE EXISTING ATTACHED GARAGE, SINGLE STOREY FRONT (PORCH) AND DOUBLE STOREY SIDE EXTENSION, HIP TO GABLE LOFT CONVERSION AND INTERNAL AND EXTERNAL ALTERATIONS INCLUDING NEW VEHICLE ACCESS/PARKING AREA

SITE: 63 Queens Hill Crescent Newport NP20 5HG

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

It appears that there is no access to the rear through the existing garage. Whilst we would not support an extension that does not leave access to the rear for bin/bike storage etc. if there is none to start with there can be no objection on this issue.

The loss of the garage is compensated for by the widening of the drive in principle. There would therefore be no overall loss of parking. The additional rooms do not attract any requirement for additional parking. Subject to the detail of the proposed drive therefore parking provision is considered acceptable.

Cycle parking is potentially lost, and we would suggest that this is addressed via a condition requiring a garden shed, albeit access is through the house.

It is proposed to widen the footway crossing to suit the widened drive. This is acceptable in principle, but it should not extend to align with the proposed steps, only the vehicular access. This will require separate permission from Highways, which is independent of planning. (see below for informative notes).

When the drive is widened, it is necessary to provide pedestrian visibility splays on both sides above 600mm (from footway height). This should be addressed via condition. It may require re-profiling of the garden adjacent to highway/drive.

In addition, the applicant must ensure that surface water does not drain into highway.

In conclusion, there are no highway related objections subject to the following conditions.

Suggested Conditions:

Notwithstanding the details shown on the approved plans parking space adequate for not less than 2 cars to be stored clear of the highway shall be provided within the curtilage of the dwelling prior to first use of the development hereby permitted. The precise manner in which such provision is to be made shall have first been submitted to, and approved in writing by, the Council as Local Planning Authority and, if necessary, include for a widening of the existing driveway opening and associated pavement crossing facility. The parking facilities so provided shall be kept free for that specific use thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that order), no building works, would reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure adequate secondary off-street parking space is provided/maintained, without overhanging of the footway in order to maintain unimpeded visibility for all road users, to ensure the safe and free flow of traffic and to assist pedestrian safety.

No part of the development shall be brought into use until visibility splays of 2<1> metres by 2<1> metres have been provided on each side of the access. The depth shall be measured from the back of footway/verge; 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<1> metres above footway/verge level <to footway/verge 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.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

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.

The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.