

Highway Response

Ref: 25/0231

Date: 08/04/25

PROPOSAL: DEMOLITION OF EXISTING SINGLE STOREY DOUBLE GARAGE AND ERECTION OF NEW BUNGALOW WITHIN THE REAR GARDEN OF NO. 34 CAERPHILLY ROAD, BASSALEG TOGETHER WITH ASSOCIATED CAR PARKING SPACES

SITE: 34 Caerphilly Road Newport NP10 8LE

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on grounds of highway safety.

Highway Comments:

The access to parking for both properties is via a restricted by-way. It is therefore unlawful to use the lane for motor vehicles. However, it does appear that an access right has been established. It is not clear however that there is a lawful right for anew access and Highways cannot therefore be supportive of that.

Notwithstanding the restrictions, any new or altered access must provide sufficient visibility and this is not achieved. The requirements are 2.4x 25 for vehicles (although this is restricted others also appear to have established rights of access) and 2x2 at a height of 600mm. The latter is for pedestrian safety and the lack of it raises a highway safety-based objection.

We note that the applicant makes reference to an alternative standard but that standard is not recognised or current.