

Highway Response

Ref: 25/0231

Updated

Date: 07/05/25

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. Cannot be supported as access proposed from a restricted byway.

Highway Comments:

The access to parking for both properties is via a restricted by-way. Restricted means it is 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 a new 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 for either access. The requirements are 2.4x 2.5 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.

Highways cannot support the new access at all, because there is no established right of access and it is taken from a road that does not allow motorised vehicles. That said the road is already in use by several properties and the harm would be minimal if the access provided adequate visibility, particularly for pedestrians. The submission does not achieve the necessary standard which results in an objection regardless of access rights.

With adequate visibility (see above) Highways would not formally object but could not support the proposals either.

In terms of the existing access similar issues exist, but it has the benefit of being an established access until it is changed. If it is changed it must be improved to avoid objection. Highways would support any improvements that focus on pedestrian visibility.

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