

Highway Response

Ref: RECON 25/0262

Date: 23/05/25

PROPOSAL: SUB-DIVISION OF PLOT TO CREATE A 2 STOREY 3NO. BEDROOM DWELLING TO REAR AND ASSOCIATED ENGINEERING WORKS (FOLLOWING REFUSAL OF APPEAL CAS-03307-F4M3H8)

SITE: Land To the Rear Of 29 Robertson Way Newport South Wales

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Further information needed to garner support.

Highway Comments:

Following receipt of additional information, we would update our comments as follows.

The access has not been shown to be safe and appropriate, despite previous comments. For the avoidance of doubt the issues are width and pedestrian visibility. The applicant should demonstrate that the drive is wide enough for shared use as it is for 3 or 4 houses and provides for servicing not just parking, and should therefore accommodate two-way traffic. More importantly, there is a requirement for pedestrian visibility splays of 2x2m at 600mm height. The latest photos show that this is obscured by third party walls.

We would accept that there is space to park and would anticipate servicing outside the site, which is where the space is needed for deliveries to turn. In addition, we would request information to demonstrate how refuse is managed/collected.