

Highway Response

Ref: 26/0656

Date: 07/09/26

PROPOSAL: CONSTRUCTION OF DETACHED BUNGALOW

SITE: 21A Woodland Road Newport NP19 8LS

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on highway safety grounds.

Highway Comments:

It is proposed to improve the existing access to provide appropriate visibility splays. We understand discussions have been held with the neighbour but have not found any agreement to remodel the wall that is in their demise. This is critical to providing the necessary visibility splays.

We also note that it appears there would be planting in the visibility splay (details unknown) and the neighbours wall rises along its length (relative to the access), so the visibility is not assured. Furthermore, the pedestrian visibility is not the most important and not demonstrated on the plans.

Visibility cannot be conditioned as it is not within the red line/control of the applicant or demonstrated possible on the plans.

Furthermore, to provide access for more than a single house (as proposed) the access should be a minimum of 4.8m carriageway plus provision of pedestrian space. This is critical to allow two-way operation but cannot be conditioned as it is outside of the applicant's control/red line. The proposals would likely impact highway safety due to vehicles stopping or reversing unexpectedly at the access. Apart from agreement /land deal with the neighbour, it is likely a tree would have to be removed to achieve this along with hedge row.

Parking is not provided in line with current policy, which requires one space per bed for the new development and retention of the existing parking up to one space per bedroom for the existing unit. We do not have full information but would expect that to equate to six spaces in total.

As previously advised (Ref 24/0409) the development would also be expected to provide bin collection areas and electric vehicle charging.

We note that sheds (potential cycle storage) have been added to the proposals.

In conclusion, the proposals do not satisfactorily address the issues raised with regard to the previous application and Highways would maintain their objections.