

Highway Response

Ref: 25/0161

Date: 13/03/25

PROPOSAL: PROPOSED ERECTION OF 2NO DORMER BUNGALOWS WITH ASSOCIATED ON SITE PARKING AND GARDENS

SITE: Land Adjacent To 18 Ridgeway Hill Newport NP20 5DG

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Objection, subject to boundary and parking detail amendments.

Highway Comments:

There are no objections in principle, however the proposed detail does not provide the required visibility splays for pedestrian safety.

Unit 1 has a drive immediately adjacent to a third party boundary so cannot achieve the required splay. Unit 2 has a hedge adjacent to the drive so cannot achieve the required splay (2m x 2m at 600mm height). This raises an objection on highway safety grounds, but could easily be addressed.

No boundary treatment or gates are indicated along the highway boundary. We would request a condition to retain this arrangement to ensure that visibility splays are retained.

The drives appear to have a gradient which would result in surface water discharge into highway. A cut off drain (ACO style) and soakaway should be proposed, but the detail can be secured by way of condition.

No detail of cycle storage or electric vehicle charging has been provided. These could be addressed by way of condition, however we would suggest indicating them on the plans at this stage.