

Highway Response

Ref: 26/0551

Date: 03/08/26

PROPOSAL: CHANGE OF USE TO SINGLE DWELLING HOUSE

SITE: 2 St Johns Road Newport South Wales NP19 8GW

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The parking and servicing requirements for residential would not be more onerous than business use.

Cycle and car parking provision are proposed/retained and electric vehicle charging should be secured by way of condition.

There is no space for gates without impacting highway safety and the adjacent junction, so these should be excluded.

In summary there are no highway related objections subject to the following conditions.

Suggested Conditions:

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.