

Highway Response

Ref: 26/0079

Date: 02/03/26

PROPOSAL: SINGLE STOREY SIDE GARAGE WITH VERANDA OVER AND ALTERED EXISTING ACCESS

SITE: The Willows Old Roman Road Langstone Newport NP18 2JU

Case Officer: Ben Webster

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposals remove an existing sub-standard access which is welcomed. The remaining access is reconfigured to include a pedestrian access and retain pedestrian visibility to both sides.

Current standards require gates to be set back 5m behind highway boundary. However, what is proposed represents betterment in other respects, without intensification and is therefore acceptable.

The changes will require changes to the footway crossing, with one access having extended dropped kerbs and the other being made good as level footway.

The applicant should note that the changes to footway require separate permission from highways which is independent of Planning.

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

Suggested Conditions:

Except for site clearance and remediation No development shall take place until a scheme to permanently close off the existing vehicular access on to Old Roman Rd has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To limit the number of access points to, and to maintain the proper construction of, the highway in the interests of road safety.

Informative Notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore, prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.