

Highway Response

Ref: 25/0355

Date: 30/05/25

PROPOSAL: PROPOSED FRONT EXTENSION TO CREATE GROUND FLOOR BATHROOM AND PORCH AND ALTERATIONS TO FRONT GARDEN TO PROVIDE DRIVE AND OFF-ROAD PARKING

SITE: 18 Itchen Close Bettws Newport NP20 7AL

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

The proposal includes the creation of off-road parking, which is welcomed as on street parking currently prevents the proper use of the turning head.

There appears to be no detail of the drive and access arrangements, but it appears feasible so there is no objection subject to a condition to ensure that the drive is built to appropriate safety standards.

Suggested Conditions:

Except for site clearance and remediation No development shall take place until a scheme for the design and construction of the site access and parking area has been submitted to and approved in writing by the Council as Local Planning Authority. The access shall be designed in accordance with the principles set out in the approved drawings.

For the avoidance of doubt, the drive shall comply with the following design requirements:

Be surfaced with permeable bound material for the first 5m from highway boundary.

Provide pedestrian visibility splays of 2 x2m at 600mm height.

Nothing shall be built planted or able to grow above 6000mm within the visibility splay.

No gates will be supported.

The surface water drainage of the plot shall be designed to prevent the discharge of water on to the highway.