

Highway Response

Ref: 26/0047

Date: 16/02/26

PROPOSAL: PROPOSED SINGLE STOREY LEAN-TO SIDE EXTENSION

SITE: 23 Hollybush Avenue Newport NP20 6ET

Case Officer: Ben Webster

Highway Officer: Kevin Jackson

Highway recommendation:

Not supported or policy compliant, but could be supported with conditions.

Highway Comments:

The proposals retain access to the rear and a garage. However, there is a loss of a parking space to the side of the property. The house is on a residential road but opposite a junction where it is unlawful to park on street.

We would suggest that the application should incorporate a widening of the drive to replace the lost space. That could be supported and the details could be secured by way of condition.

Suggested condition:

Prior to first use of the development hereby approved parking provision in line with the Council's current standards shall be provided in accordance with details which shall have first been submitted to and approved in writing by the Council as Local Planning Authority. The approved parking provision shall be kept free for that specific use thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no Building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure adequate parking provision is made thereby avoiding hazards caused by indiscriminate parking and to encourage the benefit of natural surveillance and security in order to actively deter criminal activity, including vandalism.