

Highway Response

Ref: 25/0231

Updated

Date: 03/07/25

PROPOSAL: DEMOLITION OF EXISTING SINGLE STOREY DOUBLE GARAGE AND ERECTION OF NEW BUNGALOW WITHIN THE REAR GARDEN OF NO. 34 CAERPHILLY ROAD, BASSALEG TOGETHER WITH ASSOCIATED CAR PARKING SPACES

SITE: 34 Caerphilly Road Newport NP10 8LE

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

Cannot be supported as access proposed from a restricted byway.

Highway Comments:

The access to parking for both properties is via a restricted by-way. Restricted means it is unlawful to use the lane for motor vehicles. However, it does appear that an access right has been established. It is not clear however that there is a lawful right for a new access and Highways cannot therefore be supportive of that.

Following receipt of an amended plan we can confirm that suitable visibility has now been achieved and the objection on safety grounds has been addressed satisfactorily.

That said, Highways cannot support the new access at all, because there is no established right of access and it is taken from a road that does not allow motorised vehicles. We note however that the road is already in use by several properties and the harm would be minimal where adequate visibility is provided.

In conclusion Highways consider the proposals acceptable in terms of Highway safety but cannot support access via restricted by-way.