

APPLICATION NUMBER: 25/0325

PROPOSAL: CHANGE OF USE INCLUDING EXTENSION OF BUILDING TO 4NO.
ASSISTED LIVING FLATS

SITE: Poole Cottage Magor Road Newport NP26 3DA

APPLICATION TYPE: Full

The extension is modest and uses a similar footprint to the existing.

The key landscape resource is woodland to the rear which is to be protected in line with the submitted Arboricultural Impact Assessment and Protection Plan by Bosky Trees.

Views from Magor Road are open and not attractive, this includes across parking, storage, and onto the extension. There is scope for landscape enhancement which should be provided to meet LDP GP5 vi 'the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks'.

A mixed native hedge (located outside the visibility splay) and maintained to a suitable height would meet the policy given the rural location, however depending on users an ornamental evergreen hedge may also be appropriate.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services June 2025