

APPLICATION NUMBER: RECON 23/0971

PROPOSAL: SUBDIVISION OF CURTILAGE AND ERECTION OF TWO DETACHED DWELLING HOUSES

SITE: 94 Allt-Yr-Yn Avenue Newport NP20 5DE

APPLICATION TYPE: Full

The landscape proposals plan is still rev D as of September 2023 so my previous comments below still remain.

D Fifth issue 27/9/23

LANDARB SOLUTIONS

Project:
94 & 96 Allt-yr-yn Avenue, Newport

Description:
Landscape Proposals

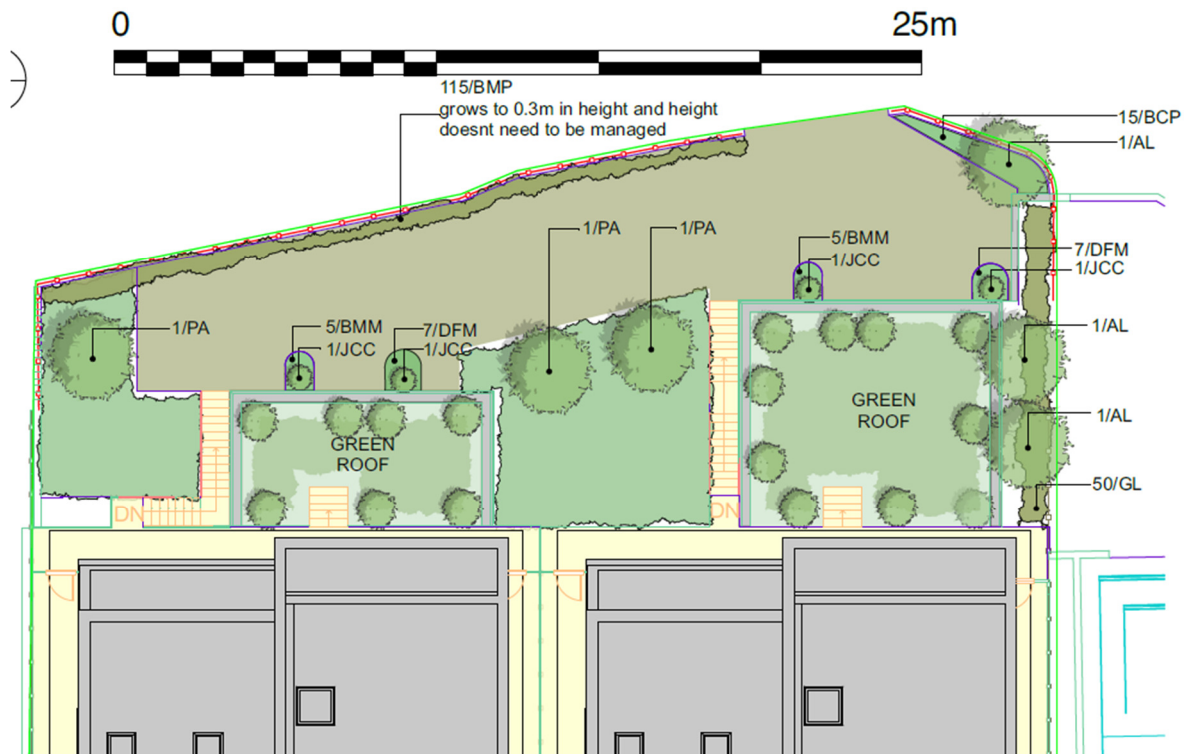
Status:
For Planning

Scale: Drawn I Checked Date:
1:100 @A1 DP MP 27/09/2023

Job Number: Drawing Number: Revision:
LAS 507 01 D

The density of development at this location is having to work hard to accommodate two new buildings on a site with awkward levels, in addition the building scale and design are very different from the suburban residential context and balconies to the rear will overlook neighbouring property.

Landscape comments are made on the submitted 'Landscape Proposals' LAS 507 01 rev D by Land Arb Solutions. The comments are the same as those made for the 23/0848 application October 2023 as the landscape proposals remain largely unchanged.

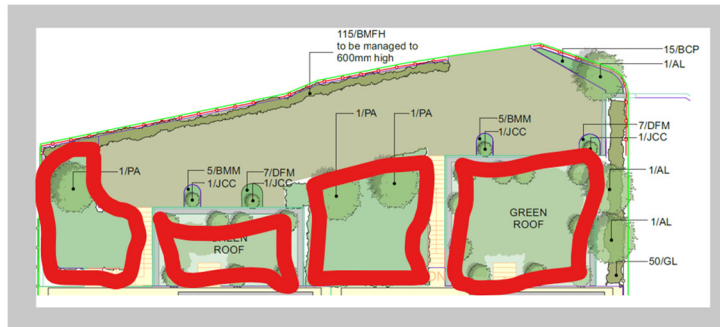


Frontage

The planting proposed is generally under 500-600mm, leaving elevations, balconies and additional opaque glazing screens to the green roofs fully visible from the Allt yr yn View lane.

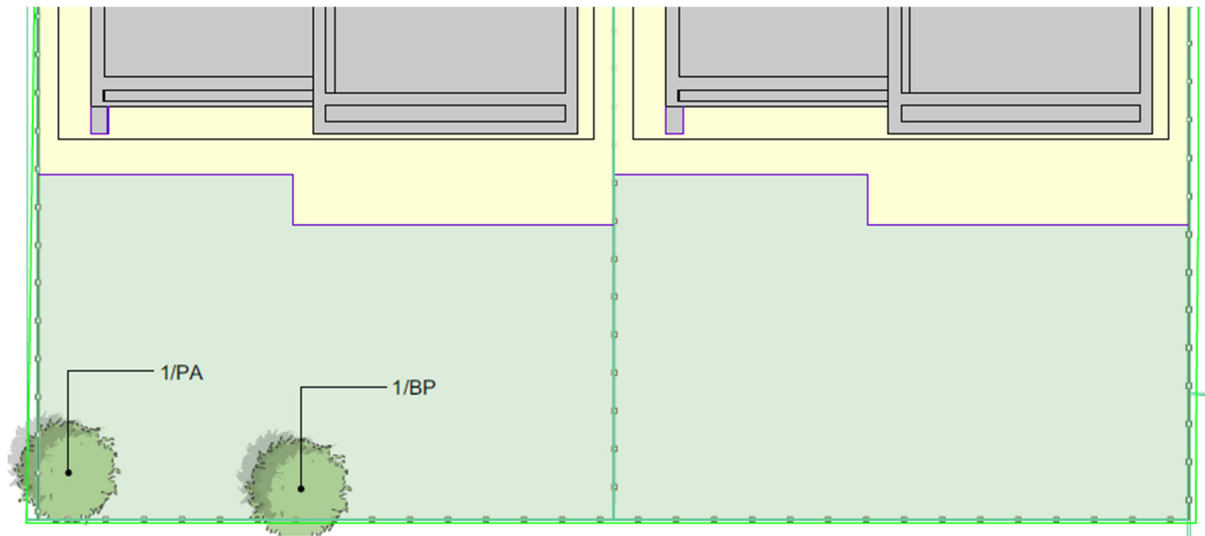
Visibility requirements are clearly a constraint to planting but this still has yet to be identified on the landscape plan.

The submitted planting plan leaves all areas shown in red below to 'the applicants discretion' (apart from the 3 trees) so there is no certainty over the mitigation that will be delivered and if any enforcement action is required the planting proposal will be too open to enforce.



Rear gardens

As previously highlighted there is still minimal planting to the rear gardens.



Two trees are shown for house 1 but none for house 2. In addition no hedging is proposed although existing rear gardens in the locality are characterised by strong hedge boundaries. The planting of hedges with small trees which can achieve a height above the proposed 1.8m fence line will in time soften views from properties to the rear and side and help integrate the proposal into the otherwise suburban mature garden setting.