

APPLICATION NUMBER: RECON 24/1036

PROPOSAL: DEMOLITION OF EXISTING COTTAGE AND CONSTRUCTION OF DWELLING AND FORMATION OF ACCESS, PARKING AND TURNING AREA

SITE: Summerlease Cottage, Green Street, Redwick, NP26 3DE

APPLICATION TYPE: Full

The submitted Landscape Visual Appraisal undertaken by Steele Landscape Design confirms the visual impact will be restricted to Green Street and that the impact on landscape character would be negligible.

The LVA concludes the proposal will 'offer a high-quality residence that would enhance and conserve the immediate area, maintaining good levels of association and will have a rural character to reflect the setting'.

Whilst I don't agree in full with the findings, there is insufficient impact to object to the proposal as it stands.

The LVA mitigation measures are:

1. Green Street boundary hedge is retained, protected and managed at 2 metres tall.
2. Native hedgerow would be planted along the western and eastern development boundaries, this would be managed and maintained at 3 metres tall.
3. Trees would also be planted along these boundaries and would reduce the visual impact and help break up the massing of the two storey dwelling from the few local vantage points.
4. An area of the existing development site would be seeded with a wildflower grassland mix (EM1) and would be improve the bio-diversity of the site.
5. The north boundary would remain open.

While I have no issue with these measures, note that mitigation measure 1 is contrary to Highways comments on achieving an appropriate visibility splay.

The splay impacts need to be addressed both in the LVA and in the submitted landscape plan. Currently by Griffiths Design, I strongly recommend the soft landscape plan is provided by a landscape professional and is provided at full planning stage rather than conditioned given the likely visibility splay impacts from removal/relocation of a section of the frontage hedge.

The LVA confirms lighting will use luminaires located adjacent to doorways focused downwards to ensure light spill onto the application site boundaries and hedges will be minimised. It is not clear whether this is part of the submitted proposals but given the open countryside location and SSSI proximity these may need to be motion activated – please refer to ecologist consultee.