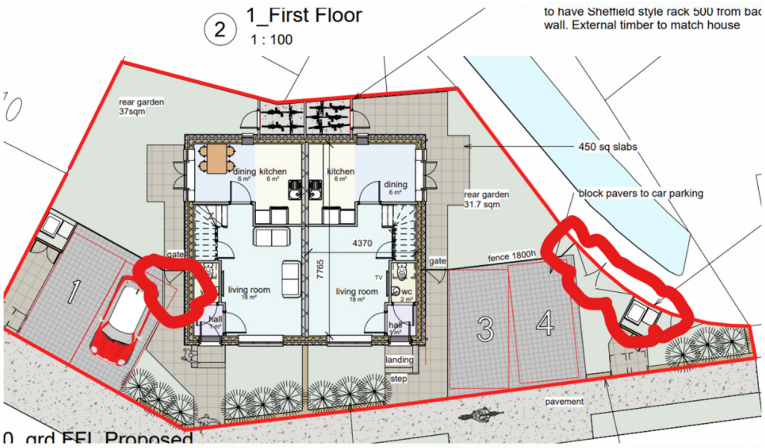
APPLICATION NUMBER: **25/1044**

PROPOSAL: **DEMOLISH GARAGES AND ERECT PAIR OF SEMI-DETACHED DWELLINGS**

SITE: **Land West of 10 Thompson Avenue Newport NP19 4LY**

APPLICATION TYPE: **Full**

As commented on previous application the proposals are very tight for the site. Likely pinch points are highlighted below. Proposals are still shown on an OS base which is not sufficiently accurate. There may be more space once a topographic survey is provided, equally there may be less - for such a tight site with an adjacent stream corridor a topographic survey should be used as a base plan.



Trees along the stream have been surveyed to BS5837 which is welcome, however they and their root protection areas should be reflected on the proposed site plan.

External amenity areas are small at 31.7sqm and 37sqm for a semi-detached house. The first floor external balconies will provide addition amenity space but appear odd, out of character, and would be in full view from the street.

Soft landscape

There is space for frontage planting, although I would caution against the mix which includes very spiny dog rose and pyracantha adjacent to the public highway footpath and 15% wild cherry will make for a very difficult to maintain hedge. In addition the pedestrian visibility splay as highlighted by Highways will be needed so the current mix within the splay is not a solution. Given the brownfield nature of the site, an outline specification for ground preparation and to confirm the topsoil and subsoil specification will meet BS8601:2013 for subsoil (including remediation of compacted soils) and BS3882:2015 for topsoil will be required. I recommend input from a planting specialist.

The soft landscape needs further detailing and should include the wildflower area although as a small area this will be difficult to maintain.

Hard landscape

Boundary treatment is not clear, ie extent of close boarded fencing.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services January 2026