

REFERENCE: 25/0377

PROPOSAL: CHANGE OF USE OF VACANT COMMERCIAL GARAGE TO SELF-CONTAINED FLAT, WITH ASSOCIATED FACADE ALTERATIONS

SITE: 21 North Street, Newport, NP20 1JY

APPLICATION TYPE: Full

CASE OFFICER: Jacob Cooke

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

Comments:

No objections in principle however, further details are clarifications would be required, and the below comments taken into consideration, should planning consent be given approval:

If the area of roof indicated as fibre glass is proposed to be patio, then the balustrade should extend around this area. If any area of roof is not proposed for patio, then biodiverse sedum/wildflower roof should be considered and would be recommended as well as supported. It is assumed that behind the proposed timber fence/balustrade would also be accessible roof terrace, this should be made clearer.

It is assumed that the fence illustrated, is the existing timber fence, which from *Google Street View* appears to be in disrepair, is perhaps not the most ideal solution for a balustrade. Etched glass panels would be a more appropriate solution and create a more aesthetically pleasing streetscape.

Details of the proposed roof terrace should be submitted for approval to include:

- Balustrade type and construction; providing evidence that they comply with Building Regulations.
- Surfacing material for the roof terrace/patio.
- Roof planters, if any are proposed, with plant species, size, specification, quantity, spacing.

Ideally a proposed roof plan should be submitted for approval which would help illustrate and clarify the above points.