

APPLICATION NUMBER: 25/1074

PROPOSAL: PROPOSED GROUND FLOOR EXTENSION, LOFT CONVERSION WITH REAR DORMER AND ANCILLARY BUILDINGS

SITE: 4 Nant-Y-Moor Close Coedkernew Newport NP10 8HH

APPLICATION TYPE: Full

It is helpful that the application includes rear garden photos. Proposals are sited within the rear garden with no loss of significant vegetation.

The building is shown very close to the boundaries as highlighted below with no room for maintenance access – please advise if relocation is required.



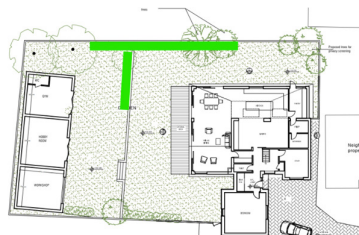
The DAS states 'All openings face the main house to prevent any impact on neighbouring privacy', however I would imagine there will be views into the gym from first floor of neighbouring property – **photos from the gym location back to the house should be submitted to illustrate this view.**

Although not accurately plotted, **existing garden small trees/shrubs should be retained** to provide some immediate privacy as any new planting will take several years to establish.



Planting proposals in the GIS include eucalyptus and arbutus along the NE boundary. In line with the Tree Team comments I would recommend a revision to species that are easier to maintain in addition to detail on what, where and size at planting ie nursery stock size.

Are trees shown on the 'Proposed Site Plan' in the right place to provide privacy? I think planting as I have indicated below would better screen views depending on any site constraints.



A more detailed and realistic planting scheme for screening is needed, this could be conditioned.