

APPLICATION NUMBER: 25/0092

PROPOSAL: ERECTION OF A NEW DETACHED DWELLING

SITE: Tan-Y-Derw Market Road Penhow Newport NP26 3AB

APPLICATION TYPE: Full

INSUFFICIENT INFORMATION TO ENSURE SUCCESSFUL RETENTION OF MATURE STREET TREES AND DOES NOT MEET GP5

Advice was provided at pre-app stage but has not been followed.

The proposals are for a new dwelling and use of the existing access from Market Road. The site is infill within a mature garden, central to a residential area.

The proposal should meet the requirements of GP5 General Development Principles – Natural Environment :

- v there would be no unacceptable impact on landscape quality
- vi the proposal includes **an appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.
- vii the proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value

Mature and significant oaks line the highway frontage and as advised at pre-app a tree survey will be required. Roots may extend under the existing access and utilise the lawn which is proposed for development. Also to note Highways comments on the need to improve the visibility splay.



The rear garden appears to be screened by high evergreen hedges. There may be visual impact from overlooking neighbours although views in from the highway appear screened provided existing hedges and heights are retained. The dwelling location appears to show some garden trees.

The following is required:

1. Professional tree survey to BS5837 based on a topographic survey, including clear constraints plan, impact assessment, protection plan, and potentially requiring a method statement based on the submitted proposals and to include trees outside the site that may be affected by the proposals. The impacts should review change of levels, foundation runs, hard surfaces, drainage and other service runs, and Highway related changes.
2. Photos out from the site in all compass directions and an assessment of the impact on overlooking views.
3. Hard landscape (and boundary plan to show separation from existing dwelling) with treatment appropriate to the landscape character.
4. Soft landscape plan to show existing vegetation, vegetation to be removed, vegetation to be retained and new planting to meet Green Infrastructure Statement and GP5 requirements for enhancement, with a planting schedule to show species, size, density, seed mixes etc. with planting appropriate to the landscape character.
5. The amenity space for the new property should be stated.