

**APPLICATION NUMBER:** 24/1034

**PROPOSAL:** 2NO. DETACHED DWELLINGS WITH DETACHED DOUBLE GARAGES AND ASSOCIATED PARKING

**SITE:** 15 Ridgeway Newport NP20 5AF

**APPLICATION TYPE:** Full

Rear garden development for two large detached dwellings is proposed with new access from Ridgeway.

The aerial below shows the density of garden trees some of which are mature and can be seen from the highway. The tree resource has not been assessed.

Streetview below shows the location of a mature street tree which lies outside the ownership and would be impacted by the proposed new access. Impacts have not been assessed.

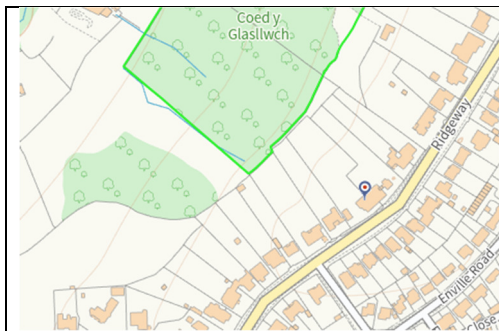
Rear garden development would disrupt the local settlement pattern of ribbon development detached dwellings.



Google Earth June 2023



Google Streetview July 2023



Illustrates settlement pattern and location of Coed y Glasllwch SINC

No photos of the site are provided.

No assessment is made of the impact on Coed y Glasllwch which adjoins and is also a SINC site.

As the proposals have not taken any consideration of the existing green infrastructure or proposed mitigation and enhancement as required by LDP GP5, or reviewed and mitigated the impact on overlooking residents and views from the streetscene the application should not be supported.