

REFERENCE: 24/1032

PROPOSAL: REPLACEMENT OF EXISTING SUBSTANDARD DWELLING WITH A NEW, HIGH-QUALITY FAMILY HOME DESIGNED TO MEET MODERN LIVING STANDARDS

**SITE: The Hollies, Garden Cottage Pentre-Poeth Road Newport
NP10 8RT**

APPLICATION TYPE: Full

CASE OFFICER: Jacob Cooke

RECOMMENDATION: NO OBJECTION

Having reviewed the submitted documents, particularly hard and soft landscape as well as ongoing maintenance proposals, they appear comprehensive and sufficient. Due to this being a replacement dwelling for dwelling there would be no negative impacts on either landscape character or visual amenity. In fact, the soft landscape proposals may well improve such aspects, as well as contributing to biodiversity enhancement.

Therefore, there would be no objections on landscape terms.