APPLICATION NUMBER: **25/0982**

PROPOSAL: **PROPOSED CONSTRUCTION OF A SELF CONTAINED FLAT WITH ON SITE PARKING, REFUSE AND CYCLE STORAGE FACILITIES**

SITE: **21 Clyffard Crescent Newport NP20 4GF**

APPLICATION TYPE: **Full**

The site is rear plot development of a traditional semi-detached property.

There are no landscape policy restrictions.

This is a residential area of semi-detached houses with gardens (some converted into flats) and rows of terraced houses close by to the east.

The proposal is for one flat with parking on a very tight site which results in:

- No outside amenity space.
- The proposal would be overlooked by a number of properties and in my view would create an overbearing building mass onto the street view with no scope for mitigation.
- No planting is offered to meet LDP GP5 vi ''the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks'' and there is no scope for planting.

Overall the proposal in my view would be overdevelopment of the site with no scope for mitigation.