

**APPLICATION NUMBER:** 24/0827

**PROPOSAL:** NEW DWELLING

**SITE:** 1 Trinity View, Caerleon, Newport, NP18 3SU

**APPLICATION TYPE:** Outline

The proposal is a new dwelling within the garden of 1 Trinity View. The context is residential, characterised by detached large houses set in generous gardens with woodland (a SINC site) abutting the rear garden boundary. I have shown the approximate footprint below.



The landscape impacts are small and will mainly affect overlooking properties, the proposal will also be visible from highway users of Trinity View and if looked for from Lodge Road.

Garden planting is semi-mature and should be retained if possible and replaced with semi-mature stock if not.

The woodland to the north is unlikely to be affected by the proposals but may be affected during the construction phase eg storage of materials, welfare unit etc.

**If granted, reserved matters should include:**

1. Photos of the rear boundary to show proximity of tree cover in case a Tree Survey to BS5837 is required to ensure construction phase operations will not affect the woodland trees beyond the north boundary.
2. Existing and proposed levels based on a topographic survey - this should also incorporate garden planting to remain and show any to be removed.
3. Accurate plan to show boundary treatment and hard landscape treatment.
4. To meet LDP policy GP5 and Green Infrastructure enhancement, a proportionate soft landscape plan is required, this is to include the site frontage (outside visibility splays) to visually ground the new dwelling and should incorporate any above ground SUDs features. The plan should include photos of the west boundary and other garden areas to show existing planting, annotated to show removal required.