

APPLICATION NUMBER: 24/1036

PROPOSAL: DEMOLITION OF EXISTING COTTAGE AND CONSTRUCTION OF DWELLING AND FORMATION OF ACCESS, PARKING AND TURNING AREA

SITE: Summerleaze Cottage, Green Street, Redwick, NP26 3DE

APPLICATION TYPE: Full

The site lies in an area covered by a range of landscape related policies which may restrict new development.

- SP5 Countryside - proposals should respect the landscape character and biodiversity of the immediate and surrounding rural area ie. be rural rather than suburban in character.
- Caldicot Levels Special Landscape Area SP8 - proposals are required to contribute positively to the area through high quality design, materials, and management schemes that demonstrate a clear appreciation of the area's special features.
- Archaeological Sensitive Area.
- Cadw 'Landscape of Outstanding Historic Interest'.

A planning application would need to 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.

The visual impact is likely to be restricted to Green Street as there are no public rights of way nearby. The Sustrans Route heads along South Row before reaching the site but there may still be views of the proposal as the landscape is so open.

The two storey cottage has a small footprint set in a very modest garden but is in poor condition and elevation treatment is out of character. The cottage lies in a very open area of the Levels, vegetation consists of occasional small trees, a maintained hedge alongside the property, but otherwise trees and hedges are in poor condition.

The cottage is a visible feature for some distance in both directions along Green Street and breaks the skyline.



View heading east



View heading west

The proposal is significantly larger in massing than the existing building in a Special Landscape Area and as advised at pre-application stage, a proportionate Landscape and Visual Appraisal is required although none has been submitted. The scale of the proposed main dwelling and attached garage requires careful planting to break up elevations and may still have an overly dominant effect in the view. The application needs to evidence how the proposals meet national and NCC landscape policy in particular SLA policy SP8.



The elevation shows a garage joined to the dwelling. A separate garage would reduce the building mass and enable planting to integrate both house and garage into the landscape although external parking is preferred as it would help to maintain a more open character.

No tree planting is proposed to break up views of the side and front elevations. The height of new hedge will be 2m but will take some time to achieve this. The existing roadside hedge should be shown on the landscape plan and management height confirmed.

For such a sensitive site, **professional landscape architect input is advised** to ensure the character and visual impacts are independently analysed, appropriately mitigated, and to detail a hard and soft landscape plan (including condition and management of any existing trees and hedgerows) appropriate to the conserving the strong landscape character of this area of the Caldicot Levels.

The following is required:

1. A proportionate Landscape and Visual Appraisal (LVA) undertaken by a suitably experienced landscape professional.
2. Mitigation measures from the LVA should be carried through into the proposals.
3. A soft landscape maintenance and management plan for five years to cover new planting until established and to include existing site vegetation to be retained
4. A lighting strategy may be required to ensure light pollution is controlled in this open landscape.