

APPLICATION NUMBER: 24/1007

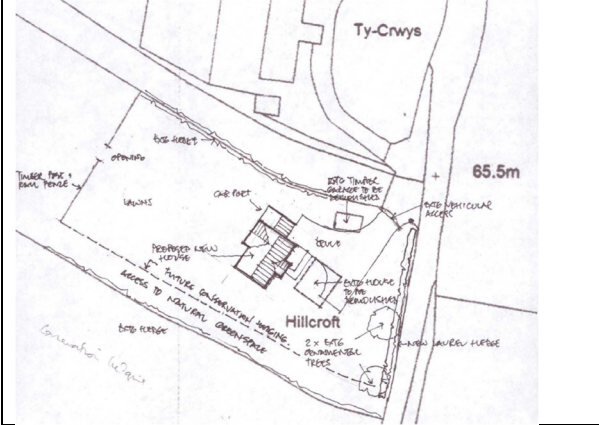
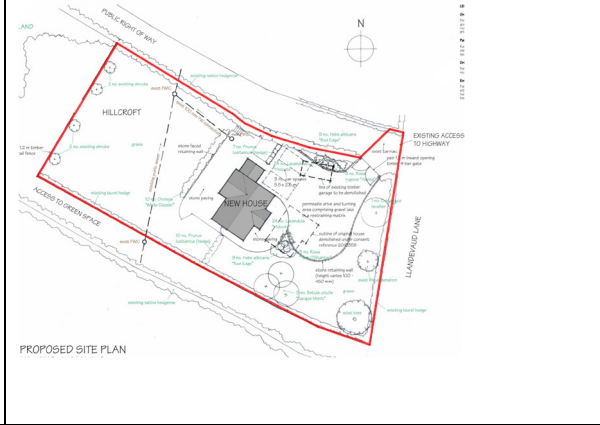
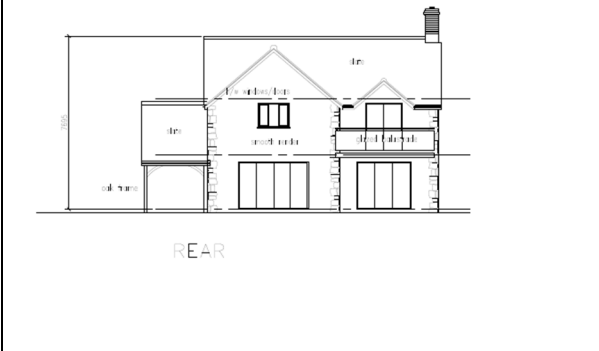

PROPOSAL: ERECTION OF A REPLACEMENT DWELLINGHOUSE AND ASSOCIATED HARD LANDSCAPING SCHEME (PART RETROSPECTIVE) (RESUBMISSION OF 23/0853)

SITE: Hillcroft Llandevaud Lane Llandevaud Newport NP18 2AD

APPLICATION TYPE: Full

The site is elevated relative to views from the west and located at a gap in the rural settlement pattern but lies outside a Special Landscape Area.

Based on the approved and proposed site plans and rear elevations below the approved rear elevation has a modest first floor glazed balcony, the proposal has an extended balcony along the rear elevation and single storey extension and will be more prominent where visible.

<p>Approved</p> 	<p>Proposed</p> 
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As requested at pre-app stage and previous applications but yet to be submitted, views from a public right of way along the site boundary have not been assessed and so the impact of the proposed change to the rear elevation is unclear - the boundary hedge may provide summer screening but this is not likely through winter months. **Photos are required.**

Some planting is proposed, I recommended at pre-app stage this is provided by a professional landscape architect to identify impacts and then provide a suitable soft landscape mitigation plan, this has not been provided.

The Site Plan shows existing planting to be retained and new planting. Tree and shrub planting to the front is adequate but the tree size proposed at 1.5-2m half standard **requires revision to more mature nursery stock.**

No new tree planting is proposed to the rear to break up any views of the rear elevated elevation, and the use of 10no Choisya to break up the long rear elevation wall is inadequate. Planting to the rear is likely to require a more robust approach however this depends on visibility of the rear from the right of way and in the wider landscape which is yet to be evidenced.

Photos of the site to the house in all compass directions have been provided but not **out from** the house, again this was previously recommended. **Photos are required to evidence assessment of the impacts.**

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services January 2025