

**APPLICATION NUMBER:** 25/0204

**PROPOSAL:** PROPOSED CONSTRUCTION OF 2 SELF CONTAINED FLATS WITH ON SITE 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 two flats on a very tight site which results in:

- No allowance or space to accommodate for onsite parking or above ground SUDs.
- 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.
- A strip of planting is shown, this appears to the rear of the site on sections, but to the frontage on the plan – see below. I don't think there is sufficient room at the frontage.

If the application is progressed, the usual soft landscape specification covering species, height, density at planting, planting bed preparation and maintenance regime would be required in addition to landscape drawn sections to the front and rear.

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

