

**REFERENCE:** 24/0563

**PROPOSAL:** PROPOSED TWO STOREY SIDE AND REAR EXTENSIONS AND SINGLE STOREY FRONT EXTENSION AND RAISING THE RIDGE HEIGHT OF THE DWELLING BY 450MM

**SITE:** Silver Birches, Wentwood Road, Penhow, Newport, NP26 3AE

**APPLICATION TYPE:** Full

**CASE OFFICER:** Vicky Quinn

**RECOMMENDATION:** NO OBJECTION SUBJECT TO CONDITIONS

Comments:

I refer to our former landscape officer's comments which should be addresses:

*"The proposal is within the Countryside and Wentwood Special Landscape Area. There is currently insufficient information submitted as to determine the effects of the proposal on the landscape character and no landscape plan submitted, and thus objections to be made. A high-quality landscape scheme demonstrating an enhancement of the landscape as per policy GP5 and sympathetically integrated into the landscape as per policy SP8 should be submitted, these plans should include specification of the entrance gate (pictured below September 2023) and surface materials."*

The proposal should meet the requirements of GP5 General Development Principles – Natural Environment :

1. The proposals are designed and managed to protect and encourage biodiversity and ecological connectivity, including through the incorporation of new features on or off site to further the UK, Welsh, and/or Newport biodiversity action plans.
2. The proposals demonstrate how they avoid, or mitigate and compensate negative impacts to biodiversity, ensuring that there are no significant adverse effects on areas of nature conservation interest including international, European, national, Welsh section 4232 and local protected habitats and species, and protecting features of importance for ecology.
3. The proposal will not result in an unacceptable impact on water quality.
4. The proposal should not result in the loss or reduction in quality of high-quality agricultural land (grades 1, 2 and 3a).
5. There would be no unacceptable impact on landscape quality.

## **Landscape Comments**

No objections in principle however, the proposals would have an adverse effect on landscape character. No landscape proposals have been submitted which should provide details on any alterations to access arrangements (pedestrian and vehicular), as well as proposals to the immediate hard and soft landscape adjacent to the development which would without doubt be impacted during construction.

To satisfy the above comments the following information should be submitted for approval:

- An appropriate landscape/planting plan with details to include:
  - Species
  - Specification
  - Size
  - Spacing
  - Position
  
- A hard landscape/materials plan with details to include:
  - Surfacing
  - Edging
  - Boundary treatment
  - Enclosures
  - Walls

Sustainable materials and supplementary planting for landscape character and biodiversity benefits would be favourable. It is recommended that a suitably qualified landscape professional is commissioned to undertake the above requirements.