

**APPLICATION NUMBER:** RECON 25/1074

**PROPOSAL:** PROPOSED GROUND FLOOR EXTENSION, LOFT CONVERSION WITH REAR DORMER AND ANCILLARY BUILDINGS

**SITE:** 4 Nant-Y-Moor Close Coedkernew Newport NP10 8HH

**APPLICATION TYPE:** Full

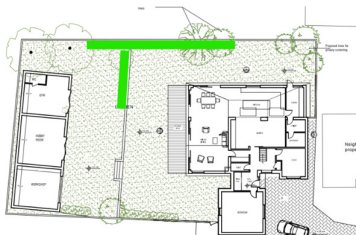
A revised site plan is submitted which shows additional planting running along the top of the new retaining wall which is welcome.

However my previous concerns made in January 2026 [below and now numbered] still remain although these could be dealt with through a suitably worded soft landscape condition.

1. The building is shown very close to the boundaries as highlighted below with **no room for maintenance access** – please advise if relocation is required.



2. The DAS states 'All openings face the main house to prevent any impact on neighbouring privacy', however I would imagine there will be views into the gym from first floor of neighbouring property – **photos from the gym location back to the house should be submitted to illustrate this view.**
3. Although not accurately plotted, **existing garden small trees/shrubs should be retained** to provide some immediate privacy as any new planting will take several years to establish.
4. Planting proposals in the GIS still include eucalyptus and arbutus along the NE boundary. In line with the Tree Team comments I would recommend a revision to species that are easier to maintain in addition to detail on what, where and size at planting ie nursery stock size.
5. I think planting as I have indicated below would still be required to better screen views depending on any site constraints.



**Recommendation:**

- A more detailed and realistic planting scheme for screening is needed, this could be conditioned.