

REFERENCE: 26/0079

PROPOSAL: SINGLE STOREY SIDE GARAGE WITH VERANDA OVER
AND ALTERED EXISTING ACCESS

SITE: The Willows Old Roman Road Langstone Newport NP18
2JU

APPLICATION TYPE: FULL

CASE OFFICER: Ben Webster

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-
consult when received)

Comments:

The veranda with glazed surround is within the settlement boundary ie not within countryside policy and appears adequately screened from highway views and from neighbouring property although it is important that roadside and neighbouring screening remains.

My concerns are:

- any potential views from the footpath – shown below, this is likely to be screened by garden fence lines but should be confirmed by photos



- any impact on the line of streamside trees – the latter has been raised by the Tree Team and further detail on this is required.
- in addition the tree overhanging the terrace will create shade, leaf litter etc so maybe seen as a maintenance issue resulting in pressure for cutting back or removal in future.

Recommendations:

1. Photos from the footpath looking south towards the extension.
2. Photos to show the relationship between the streamside trees and extension – this appears as a continuous line of green infrastructure.
3. Tree survey to BS5837.
4. Plan to show retention of roadside and neighbouring vegetation to ensure existing screening remains.
5. There is little room in the garden for additional planting to meet GP5 General Development Principles – Natural Environment : vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks. However if additional screening or replacement planting is required, the following details should be submitted for approval:
 - Soft Landscape/Planting Plan showing planting type, species, size, density