

REFERENCE: 26/0474

PROPOSAL: SINGLE DWELLING WITH ALL MATTERS RESERVED
EXCLUDING ACCESS AND SCALE

SITE: 15 Ridgeway Newport NP20 5AF

APPLICATION TYPE: Outline

CASE OFFICER: Emma Brinkworth

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

Comments:

Rear garden development for one large detached dwellings is proposed utilising existing access from Ridgeway.

My concern would be that rear garden development is not characteristic of the area and would disrupt the local settlement pattern to the west of Ridgeway which is ribbon development of detached dwellings with large gardens backing onto woodland, setting a precedent for similar applications.



No photos of the rear of the site are provided. There has been considerable tree clearance - site photos of the rear that would help.

The impact on overlooking residents has not been assessed. I would advise a panoramic photo from the proposed house location looking back to the rear of existing dwellings.

It would be helpful if the proposals could be shown on the Tree Protection Plan.

The red line does not extend to the rear of the plot to the north or west – how is this area to be allocated ie to the existing or proposed dwelling?

Policy:

- The proposal should meet the requirements of 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.

Recommendations at this outline stage:

1. Site photos of the rear including a panoramic photo from the proposed house location looking back to the rear of existing dwellings.
2. Proposals shown on the Tree Protection Plan.
3. Confirmation of how rear/west area outside the red line will be allocated.

The following will require condition:

- Soft Landscape/Planting Plan showing planting type, species, size, density and outline maintenance for five years to show existing retained planting and to cover new planting until established. It is advised that a suitably qualified landscape specialist/professional is used to satisfy the above.
- Assuming a SAB application is required, a joined up landscape-drainage plan would help to demonstrate sufficient space at suitable locations can be allocated for **above ground SUDs** to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].