

REFERENCE: 25/0898

PROPOSAL: PROPOSED DETACHED GARAGE

SITE: The Barn, Pentre-Poeth Road, Newport, NP10 8LL

APPLICATION TYPE: Full

CASE OFFICER: Marnie Ostler

RECOMMENDATION: OBJECTION

Comments:

I would object to this development for a proposed double garage and workshop as it could be located elsewhere on the site where:

- It would not impact any tree roots.
- It would not negatively impact the outlook of the neighbouring dwelling (1a).

In addition, insufficient hard and soft landscape details have been provided. The Proposed Floor Plan and Block Plan and Arboricultural Impact Assessment clearly indicated a significant loss of green space and a negative impact on the Root Protection Areas T1 Beech (Cat B1) and H1 (Cat C1) Western Red Cedar hedge. Therefore I would ensure that the NCC tree officers are consulted.

If, however, this application is considered for approval then the following information should be conditioned:

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

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

Countryside and Conservation
Landscape Comments