

Countryside and Conservation
Landscape Comments

REFERENCE: 25/0226

PROPOSAL: SIDE AND REAR SINGLE STOREY EXTENSION AND RELOCATION
OF EXISTING OUT BUILDING

SITE: The Arch Bungalow, Watery Lane, Langstone,
Newport, NP18 2JY

APPLICATION TYPE: Full

CASE OFFICER: Harpreet Khela

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

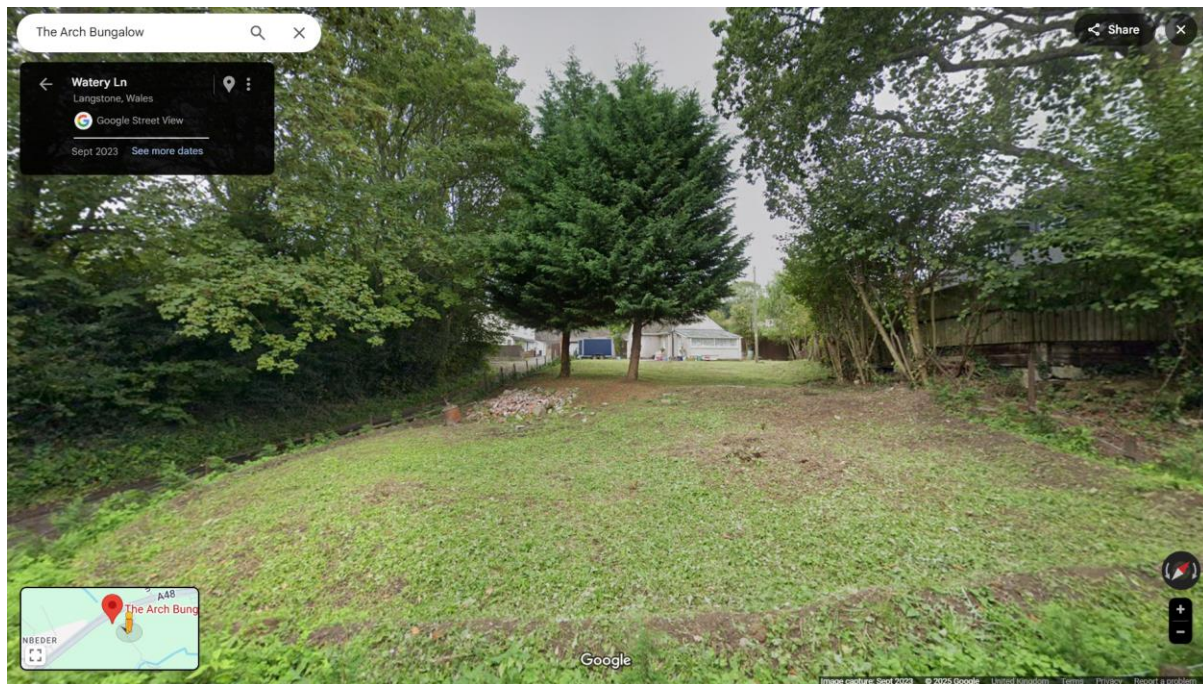
The site lies within the Bishton and Langstone ward adjacent to and south of the A48. Although the plot is sunken, it is still visible from the highway and there would be adverse visual impact on visual amenity with increased views of the proposed extension and outbuilding from the A48.



There would be an open but less significant view north of the development from Watery Lane.

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A Public Right of Way (Path Code 394/3/1) runs roughly north/south approx. 25m away from the property but it is unlikely that there would be any adverse impact from here other than glimpses.

There are no other landscape or ecological designations in the vicinity.

To minimise, and mitigate the above impact on visual amenity, as well as enhancing landscape character and opportunities for biodiversity, a soft landscape scheme should be submitted for approval, to include features such as native hedgerow and tree planting. Some of these could be planted on the highway marginal land on the northern boundary. Details of all proposed planting of an appropriate specification for their position/function in the form of a planting plan, should be submitted for approval; to include:

- Species
- Size
- Quantity
- Spacing
- Maintenance regime

It is strongly recommended that a professional with an understanding of planting design is involved.

Any alterations to the access drive including proposed parking such as resurfacing in the form of a hard landscape plan should also submitted for approval. Sustainable approaches to design would be supported. To include as appropriate:

- Hard surface material
- Edging
- Boundary treatment
- External lighting

- Enclosures

It has also been observed that there is an existing tree to the north end of the existing bungalow which is likely to be impacted. If this tree is proposed to be removed, then replacement standard trees should be planted elsewhere on site at a ratio of 3:1.

I would refer this to our Tree Officer(s).

Alternatively, a S106 could be made for off-site planting.