

Land at 21A Woodland Road, Newport, N19 8LS

Proposed erection of bungalow

Accompanying Explanatory Planning Statement

Introduction

1. The application is submitted pursuant to a previous application for the erection of a bungalow on the land, which was refused permission (Ref: 24/0409).
2. A previous outline application for a dwelling was granted permission around the turn of the century (Ref 98/1182). That was not implemented, but it illustrates that planning officers at the time considered the proposal acceptable. The physical circumstances surrounding the site have not materially changed since.

The proposal

3. The application involves land and outbuildings related to 21A Woodland Road. The land to the rear, where the siting of the bungalow is proposed, was historically used for market gardening. The outbuildings were used partly for storage in association with this use, and partly as storage for a plumbing/builder business also run from the property.
4. The proposal differs from the last in that the outbuildings are to be cleared and removed. The dwelling known as 21A would be retained, retaining its current and historic residential curtilage. Off street parking would be provided as shown on the proposed site plan, alongside the parking for the proposed bungalow. Sufficient space is available within the cleared area to provide for more off-site parking if considered necessary.
5. The proposed site plan shows the intended position of the bungalow, on land formerly used as a market garden, but now disused. It is designed with windows facing front and back, to avoid overlooking of properties in the adjacent streets.
6. It would be slightly elevated in relation to properties in Woodland Road. However, as the submitted site sections show, sufficient distance is available between the properties in Woodland Road and the proposed bungalow's side elevation to ensure that no adverse visual impact would occur. The intention is to provide screening along the boundary with the Woodland Road dwellings, as may be agreed with the Council.

Access

7. The existing access will be utilised but improved to allow for the visibilities previously deemed appropriate by the Highways Department. These are shown on the submitted proposed site plan. The existing retaining wall between 19 & 21A Woodland Road will be re-built, and an allowance made for improved visibility splays. Discussions have been held

with the owners of No 19, who are aware of the proposal, and the appropriate notice has been served.

Green Infrastructure Statement (GIS)

8. A GIS accompanies the application, and the existing site plan (based on the survey plan) should be read in conjunction with it, since this shows the position of the existing trees on and adjoining the site. These are all to be retained.
9. The GIS and existing site plan both refer to trees previously removed from the site's boundaries, their stumps being shown on the survey plan. The circumstances of their removal are described in the GIS. It is understood that most of the trees removed were leylandii, and were removed in agreement with neighbours, since they had become a nuisance.
10. Nonetheless, having regard to the advice contained in the most recent edition of PPW, it is envisaged that a level of compensatory tree planting may become necessary. Ample opportunity is available on the site.
11. Regarding landscaping, general proposals are made in the GIS, but no formal scheme has been prepared. The reason for this is two-fold. Firstly, it could be made subject of a condition in the event of permission being granted in the sure knowledge that ample opportunity exists on the site for appropriate planting. Alternatively, a scheme could be prepared and submitted by the applicant following the Council's initial appraisal of the scheme, and the proposed layout is not subject to change.

Other matters

12. There is no evidence that the site is of ecological significance, or that any protected species occupy the site or its surroundings. In the unlikely event of any being discovered during the construction process, licences would be applied for in the normal manner from NRW.
13. The appellant is aware that a contribution towards affordable housing would become payable should permission be forthcoming, and that the execution of a s106 would thus become necessary.

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