

REFERENCE: 26/0101

PROPOSAL: PROPOSED REAR TWO STOREY EXTENSION OVER EXISTING SINGLE STOREY ELEMENTS WITH ASSOCIATED WORKS INCLUDING RELOCATION OF EXISTING GARAGE, EXTENDED PARKING AREA AND REPLACEMENT FRONT BOUNDARY FENCING

SITE: Felthorpe College Road Caerleon Newport NP18 3SP

APPLICATION TYPE: Full

CASE OFFICER: Ben Webster

RECOMMENDATION: NO OBJECTION SUBJECT TO REVISION TO LANDSCAPE PLAN

Comments:

The landscape plan by Steele Landscape Design has not been revised from pre-app. This still shows a laurel hedge to the frontage set behind a 1.2m metal fence. The evergreen/ornamental hedge will blend with the entrance road to the wider estate however Highways have raised pedestrian visibility splay concerns and this should be reflected on the landscape plan.

Several existing site trees have been felled including a category B walnut and **appear to have cleared any constraints to the proposals**. Trees remaining include a TPO'd oak T24. Tree root protection areas are not shown on either the site plan or landscape plan - in addition no tree protection fencing is shown.

The landscape plan should show the condition of existing retained vegetation, clearly show felled trees, and replacement planting should reflect the lost canopy where this is practicable. Replacement opportunities exist across the site for example photos in the tree report show poor vegetated boundaries such as photo 4 of Group 14 where a high cypress tree line has been cut down with a poor understorey hedgeline – the cypress will not recover.

It is not clear whether a SAB application is required. Proposals will need to respect tree root protection and planting proposals.

Recommendations:

Revision to the landscape plan is required. This should clearly show pedestrian visibility splay, felled trees, retained vegetation, tree root protection areas, and address issues at the boundaries for example G14 so that the site provides a robust landscape scheme with clear objectives for future management. To include panoramic photos to show the condition of existing site boundaries.