

REFERENCE: RECON 26/0348

PROPOSAL: PROPOSED REPLACEMENT DWELLING

SITE: Little Hunters Lodge Chepstow Road Newport NP26 3AD

APPLICATION TYPE: Full

CASE OFFICER: Vicky Quinn

RECOMMENDATION: FURTHER INFORMATION REQUIRED

Comments:

The proposal is not in character with the rural location due to the use of extensive wrap-round first floor glazed balcony and terrace to the west, east, south, and the extensive glazing to the west and east elevations.

The outline of the proposed first floor level is now shown on the site plan.

My other recommendations made 4 June have not been responded to:

1. Panoramic photos to show the view out from the site in all main compass directions. ***I would recommend that photos are required at this full planning stage in order to confirm the findings of the LVA in particular as private views from the adjacent main house [Hunters Lodge] have not been assessed.***
2. A Soft Landscape/Planting Plan showing planting type, species, size, density; and an outline of maintenance and management plan for five years to cover new planting until established and management of existing vegetation that provides a screening/softening role. It is advised that a suitably qualified landscape specialist/professional is used to satisfy the above. ***This could be conditioned.***