

APPLICATION NUMBER: 25/0165

PROPOSAL: CONSTRUCTION OF DOUBLE GARAGE WITH STUDY ABOVE

SITE: Silver Birches Wentwood Road Penhow Newport NP26 3AE

APPLICATION TYPE: Full

The site is at a northern gateway to the settlement of Parc Seymour, surrounded by the Wentwood Special Landscape Area to the north, west and east. Views in will be screened by roadside vegetation or level changes to the rear.

Highways have indicated there are no additional visibility splay requirements. Vegetation along the road frontage and to the north within the landholding requires retention to provide ongoing screening.

The proposal is one of several at this site, the planning history is not covered in the application:

- 24/0804 approved retrospective for a garden room
- 24/0563 significant house extensions – yet to be determined

The site has already been cleared. The proposal for double garage with office above. This will be a significant new building at 7m x 9m x 6m height.

Treatment of the frontage is unclear in the proposal. The site may have moved on from the streetview photo below and up to date site photos would help. Surfacing materials should be confirmed.



Ideally every application meets the requirements of LDP GP5 General Development Principles – Natural Environment:

- vi the proposal includes an **appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.
- vii the proposal includes **appropriate tree planting** or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value

The introduction of small garden trees or apple trees or native hedging would suffice and planting could be conditioned.