

REFERENCE: 26/0592

PROPOSAL: GARDEN ROOM TO REAR GARDEN AND
FRONT BOUNDARY WALL/GATE (RETROSPECTIVE)

SITE: Longmead Chepstow Road Newport NP18 2JP

APPLICATION TYPE: Full

CASE OFFICER: Charlotte Neal

RECOMMENDATION: OBJECTION subject to mitigation

Comments:

Frontage

Assuming consent is required I have the following comments.

The front wall and gates have removed the hedgerow (and outgrown section) that defined the front boundary and contributed to the tree lined character of the A48.



Chepstow Road looking west showing vegetation removed



Chepstow Road looking east



Before works showing hedge



Before 'oyster white' fencing infill panels and solid similar gates are in place as indicated by the red line

The vast majority of properties facing onto the A48 have a hedge onto the street view.

I would advise as a minimum:

- the hedge loss is mitigated by suitable planting behind the wall
- that open rather than solid gates are proposed
- that infill panels and gates use plain or dark stained timber - the proposed oyster white colour will stand out

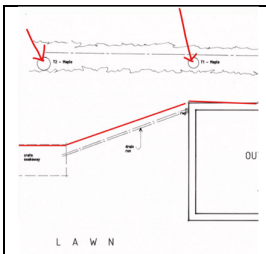
- the tree highlighted at the end of the new wall may lie outside ownership but the root protection zone is likely to have been impacted by the wall footing and should be professionally assessed - if issues arise the falling zone is the A48 highway

Rear garden

It is difficult to assess the maturity of tree cover shown below as no site photos have been submitted.



If a tree survey is provided for the frontage tree I would advise this also includes a review of tree impacts at the rear as there is no basis for stating the T1 maple has not been impacted given the short distance between this and the garden building footings/level changes in addition to impacts from excavation of the drainage run [note T2 maple may also be close enough to have been affected].



The proposal is for the boundaries to be planted with an alternating pattern of *Olea europaea* & *Cupressus sempervirens* 'Italian Cypress Totem' planted at 2.5m height with a mix of lavender and hydrangea below. There is already vegetation to the boundaries and I recommend photos are provided. I would not support [but not object] an alternating pattern of tree cover [which is unusual] in addition the species selected will not provide screening if that is the objective.