

APPLICATION NUMBER: 25/1056

PROPOSAL: REPLACEMENT OF THE DEMOLISHED DWELLING "BRAMLEY"

SITE: Bramley Catsash Road Newport NP18 2LZ

APPLICATION TYPE: Full

I have no objection to a replacement building, but do have concerns over retention of existing trees and any open private views of the first floor external terrace.

Due to the lack of topographic survey, it is difficult to understand the existing tree resource (numbers, maturity, species and location).

Views into the site are not clear but appear to be most open to the south. First floor views from the east boundary properties also appear open above the fence line. Views will be private rather than public, but need exploring to show where screening exists and where new screening will be required given the scale of the replacement dwelling and the out of character design. Panoramic photos out from the centre of the new building of boundaries would help.

The following comments relate to the new planting indicated on the Skerryvore Floor Plans and Block Plan:

The plan shows internal garden new planting and seeding but does not show the context of the boundaries ie where existing screening is sufficient and where new screening is required.

No new tree cover or hedgerow to site boundaries are proposed – this is recommended as an enhancement in the ecological survey.

The bank along the south boundary has no height. It is not clear why a bank is needed, an unusual feature for a suburban garden. The density of planting on the bank is unclear and the mix is very tree heavy and will require early management to avoid shading of the site garden. Blackthorn readily suckers and I would recommend this is not used in a garden situation.

Summary

As the new dwelling is to a larger footprint and slightly different location, I would recommend a topographic survey, panoramic photos of the boundaries and description of boundary vegetation is all shown on a plan.

A proportionate tree survey to BS5837 may be required.

The above will provide the context for a soft landscape plan which should show:

- existing vegetation to be retained, species, height etc
- any losses
- detail of new planting