

REFERENCE: 26/0238

PROPOSAL: CONVERSION OF STABLE BLOCK TO SELF CONTAINED ANNEXE

SITE: Craigwood House Newport Road Cardiff CF3 2UR

APPLICATION TYPE: Full

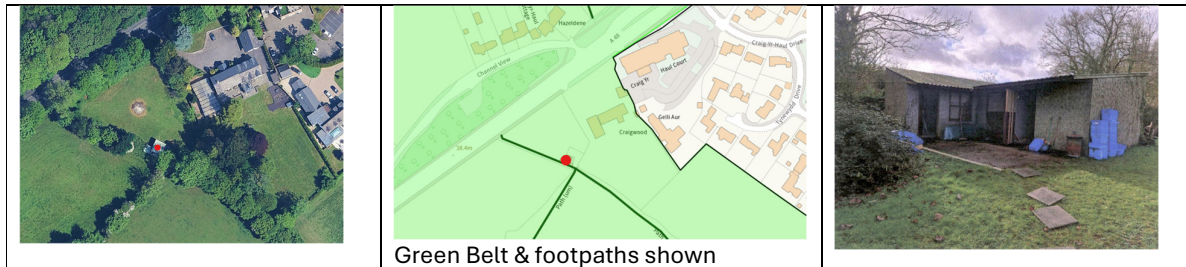
CASE OFFICER: Jacob Cooke

RECOMMENDATION: OBJECTION

Comments:

The site lies within Green Belt and immediately adjacent to public rights of way which is not referred to in the application.

The key landscape assets are: the character of the location; the hedgerows and site trees which the application states will be retained.



A proposal for an annex at this location, adjacent to public footpaths and field hedges with trees, and within Green Belt is highly likely to have a negative impact on the local Landscape Character and Visual Amenity and the proposal is insufficiently detailed to evidence otherwise.

There may be potential for new locally native planting to minimise visual amenity impacts to an acceptable level but the change to the landscape character will remain, in particular as the stable block is set at some distance (around 30m) from the main house.

In addition the proximity of the proposals to the mature trees and hedgerows and any potential impact is unclear – note the application states there is an existing path to the stable block but this is not apparent in submitted photos in the GIS.

Relevant policies:

- SP6 Green Belt
- Public Right(s) of Way (PRoW)
- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment :
 - v there would be no unacceptable impact on landscape quality
 - 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

Recommendations:

If planning approval within the Green Belt is likely to be approved I advise the following would be required at this full planning stage

1. A Landscape and Visual Appraisal (LVA) by a professional landscape architect to assess the landscape character impact and localised visual amenity impact from the footpath network with any mitigation measures clearly set out. To include photos and analysis: from the house to the site and vice versa; along the immediate boundary with the site; and from further away at different locations along the footpaths.
2. Given proximity to mature trees and hedges a professional tree survey to BS5837 may be required.
3. Planting could be conditioned and if relevant the following would be required: soft Landscape/Planting Plan showing planting type, species, size, density based on locally native species.
4. I also advise input from the ecology consultee regarding any potential impact on bats.