

REFERENCE: 26/0270

PROPOSAL: CONSTRUCTION OF ONE BEDROOM BUNGALOW

SITE: Land rear of 25 Fort View Bassaleg Newport NP10 8PF

APPLICATION TYPE: Full

CASE OFFICER: Jacob Cooke

RECOMMENDATION: **ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)**

Comments:

The proposal is development of a one bed bungalow in the rear garden of an existing dwelling.

This is not a sensitive landscape, but I would have concerns over the amenity aspects as there is little or no room for planting to the frontage and views will be onto the unattractive car park, in addition there maybe safety aspects to consider as the proposed building will be isolated and accessed through the car park with no natural surveillance or regular footfall etc.

The level of development proposed is squeezed into the space available. There appears to be only an OS base plan which can be insufficiently accurate and as levels are challenging I would advise a topographic survey is provided.

The layout and vehicle turning area allows little space at the site frontage for planting to soften the development, very small planting beds are proposed which are unlikely to support successful planting and the dwelling is shown at the boundary below with no room for maintenance access.



The application should provide an **appropriate landscape scheme** to meet GP5 General Development Principles – Natural Environment. The submitted ‘Site Location and Site Plan’ by Ammro is not appropriate. Given the lack of understanding for what is required, it is strongly advised this is undertaken by a professional landscape architect input showing any constraints to planting and detailing plant species, size, density and location, with an outline specification for ground preparation and planting.

Landscape Comments

There is no indication of how above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity] would be delivered.

A grass-crete surface is proposed for parking – a higher percentage of soil to structure using plastic modules usually achieves better results.

The rear garden 0.8m retaining wall and 1.8m timber fence on top will create a visually ‘hemmed in’ amenity.

I have a number of concerns but also advise that a suitable planting plan should be provided at this full application stage rather than being conditioned to ensure there is sufficient space.

The following details would be required:

- Soft Landscape/Planting Plan showing planting type, species, size, density
- Soft landscape maintenance and management plan for five years to cover new planting until established.

It is strongly advised that a suitably qualified landscape specialist/professional is used to satisfy the above.