

REFERENCE: 26/0359

PROPOSAL: REPLACEMENT OF AN EXISTING OUTBUILDING WITH A SINGLE UNIT FOR TOURIST ACCOMMODATION AND ASSOCIATED WORKS INCLUDING IMPROVEMENTS TO ACCESS ALONG BOWDENS LANE BY RELOCATING THE EXISTING GATEWAY AND GARAGE (PART RETROSPECTIVE)

SITE: The Grove Bowdens Lane Penhow Newport NP26 3AA

APPLICATION TYPE: S73A

CASE OFFICER: Vicky Quinn

RECOMMENDATION: NO OBJECTION

Comments:

I have assumed this application is to regularise the 'as built' elements in relation to the approved proposal of 21/0865. The changes are set out in detail in the DAS and confirmed by photos which is welcome.

The information submitted also shows the existing and proposed planting – photos confirm boundary planting onto the open field has taken place; the applicant states that 2no magnolia at the site frontage remain to be planted although I thought this was associated with the main dwelling demolition and replacement application.

My only concern is whether there is adequate room for a mixed native boundary hedge to develop in the same corner as the hot tub (the tub was not in the original 21/0865 application).



There is no reason to have located the tub on the boundary with open agricultural land especially as planted boundary treatment was raised as a key concern by the landscape officer.

As moving the tub slightly would be onerous, I would seek reassurance that the hedge will be allowed room to grow.