

REFERENCE: 26/0381

PROPOSAL: INTERNAL ALTERATIONS TO LARGE DWELLING, TO FORM 7NO FLATS AND 1NO. SINGLE DWELLING, WITH ASSOCIATED OFFROAD PARKING, LANDSCAPING AND BIKE / BIN STORAGE

SITE: 6 Stow Park Circle Newport NP20 4HE

APPLICATION TYPE: Full

CASE OFFICER: Grant Hawkins

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

Comments:

The frontage has an overgrown evergreen laurel hedge and other small trees/large shrubs in grass behind. The mature hedge frontage is a key characteristic of the Conservation Area.

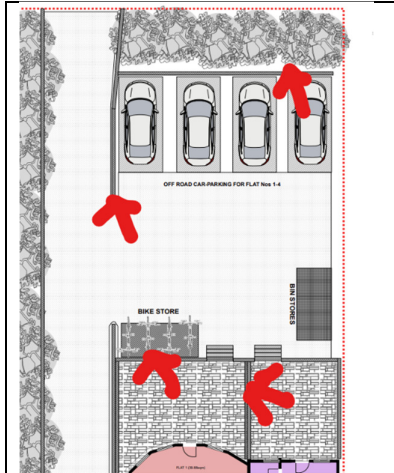


It is not clear what can be retained and what will require removal. The existing plan does not show the full extent of existing vegetation and should also include boundary vegetation to the west. A Tree Survey to BS5837 is required to establish existing cover and protection areas for tree/hedge retention.

I would advise a topographic survey is used as a base plan as this is a narrow plot which is proposed to accommodate access, four parking spaces, in addition to vehicle turning in an area which is to include new bin and cycle stores.

Location of the cycle store to the front of the house is not ideal particularly in a Conservation Area. Cycle storage should be relocated to the rear.

Boundary treatment below is unclear.



The wildflower area will be difficult to manage and is in shade. Shade tolerant shrubs, bulbs and perennials are more likely to succeed.

Recommendations:

- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes **an appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.

In addition to a topographic survey and tree survey, the following further details are required to be submitted for approval:

1. Soft Landscape/Planting Plan showing planting type, species, size, density and outline maintenance plan for five years to cover new planting until established. The plan should clearly showing vegetation to be removed and vegetation to be retained. It is advised that a suitably qualified landscape specialist/professional is used to provide the planting plan.
2. Boundary plan and details.