

REFERENCE: 25/0137

PROPOSAL: TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION
WITH INTERNAL REMODEL, NEW FRONT PORCH AND
REPOSITIONING OF FRONT ENTRANCE DOOR

SITE: 8 Routes View, Llanwern, Newport, NP18 2DR

APPLICATION TYPE: Full

CASE OFFICER: Parris Atwal

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

Comments:

No objections in principle, however:

There is an opportunity for additional native tree and shrub planting to:

- Mitigate the visual impact of the proposed extension on visual amenity, with reference to the existing PRow's to the west and north as well as Adopted Policy SP5.
- Enhance the existing landscape character.
- Increase opportunities for biodiversity.
- Further planting should be proposed to screen the west elevation of the annex to reduce visual impact from the PRow to the east.

Details of all proposed planting of an appropriate specification for their position/function in the form of a planting plan, should be submitted for approval; to include:

- Species
- Size
- Quantity
- Spacing
- Maintenance regime

It is recommended that a professional with an understanding of planting design is involved.

Additionally, no hard landscape proposals have been submitted to show how the existing driveway will be addressed. Details of this should be submitted in the form of a hard landscape plan and indicate:

Countryside and Conservation

Landscape Comments

- Surface materials and any reinforcement.
- Edging and/or boundary treatment.

Sustainable approaches to design would be supported.