

REFERENCE: 26/0611

PROPOSAL: DEMOLITION OF THE EXISTING SINGLE STOREY
SIDE EXTENSION AND THE ERECTION OF A TWO STOREY
SIDE EXTENSION

SITE: Holly House Wentwood Road Penhow NP26 3AE

APPLICATION TYPE: Full

CASE OFFICER: Lydia Burrows

RECOMMENDATION: **OBJECTION** advise redesign

Comments:

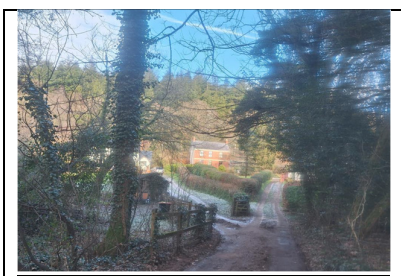
This follows the refused 25/0966 application. The site lies within the Wentwood Special Landscape Area with views of the front elevation from the green lane shown in yellow below.



The front elevation balcony and significant area of glazing at first floor level is out of character with the existing dwelling and the countryside location.



No photos or visual impact analysis has been submitted. The photo below taken by the planning officer shows the house is elevated and confirms the out of character extension at first floor level would be visible to green lane users. There may be impact on the wider Wentwood SLA and neighbouring properties.



No planting is proposed to meet LDP policy GP5 below.

Policy:

- 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.
- The site lies within the Wentwood Special Landscape Area so policy SP8 will apply. Proposals are required to contribute positively to the area through high quality design, materials, and management schemes that demonstrate a clear appreciation of the area’s special features.

Recommendations:

1. Redesign to meet Special Landscape Area policy SP8.
2. Panoramic photos of the site and context, including views out from the existing front elevation, and views from various located positions along the green lane with analysis of the change to the view.
3. A proportionate Planting Plan showing planting type, species, size, density to meet LDP GP5.