

REFERENCE: 26/0010

PROPOSAL: DEMOLITION OF AN EXISTING SEMI-DETACHED DWELLING AND CONSTRUCTION OF A REPLACEMENT TWO-STOREY DETACHED DWELLING

SITE: The Grove Bowdens Lane Penhow Newport NP26 3AA

APPLICATION TYPE: FULL

CASE OFFICER: Vicky Quinn

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

Comments:

The change will be from semi-detached cottage style dwellings, to a large detached and remaining off-set semi-detached at Castle View.

The site does not lie in a Special Landscape Area.

Front boundary highway stone walling and garden planting will be retained outside required highway visibility splays for 21/0865, this will create an immediate mature setting for the rebuild.

A public footpath exits onto Bowden Lane immediately opposite the site. The DAS states 'The house can be seen from the point this path emerges through hedgerow onto Bowden's lane. Two new magnolia trees and the existing hedge and garden wall will soften views of the proposed house'

Planting approved under 21/0865 for a lodge in the rear garden for tourism use has not been implemented.

Recommendations:

1. New planting shown on the 26/0010 Landscape Plan includes planting approved under 21/0865, the approved planting should be made clear on the plan.
2. Implementation of 21/0865 planting should undertaken as soon as possible as this will help soften views from the north ie. planting should not be delayed until completion of any approval under 26/0010.
3. As advised at pre-application stage, the change in the view from the public footpath opposite the site needs appraisal with photo evidence along the path as further softening of the proposed west elevation may be required.