

APPLICATION NUMBER: 25/1043

PROPOSAL: SUB-DIVISION OF PLOT TO CREATE A 2 STOREY 3 NO. BEDROOM DWELLING & ASSOCIATED ENGINEERING WORKS (AMENDMENT TO PLANNING PERMISSION 25/0262)

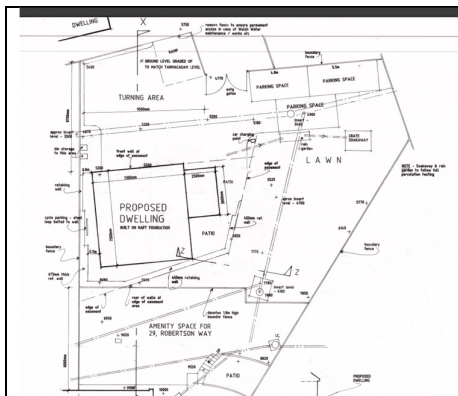
SITE: Land at rear of 29 Robertson Way Newport

APPLICATION TYPE: Full

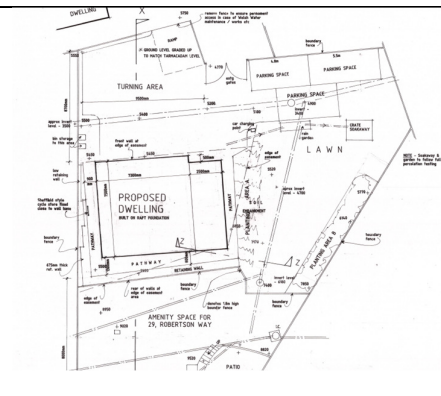
Ornamental low height planting is proposed for two planting beds, the detail and locations are below.

The areas that are not parking/turning will be mainly laid to lawn. The embankment alongside the dwelling will be a planted area; there will be low level flowering plants. This area would have annuals and rose bushes, lavender and fuchsia etc. The plan shows this as Planting Area A

The boundary fence to the East / 31, Robertson Way will be planted with a mix of - Hebe Mette, Pieris japonica 'Flaming Silver', Hydrangea paniculata 'Phantom', interspersed with Lavender Angustifolia Hidcote. It would be anticipated that a planted bed with a dimension of approx. 1.8m (parallel to the fence) will create a pleasant backdrop when viewed from the house and parking area. This planting area would be less altered, compared to the embankment planting. The plans shows this as Planting Area B.



Approved



Proposed

Only the site user will benefit from the proposed low level planting.

Although the site appears not to be overlooked by the public, view changes from the proposal will affect rear views from 29 Robertson Way and the property to the east including their amenity areas.

I would advise that some higher level planting is provided in Bed B and along the boundary onto 29 Robertson Way which will in time extend above the fence line, to include **small** garden trees to break up the building mass.