

APPLICATION NUMBER: 25/0966

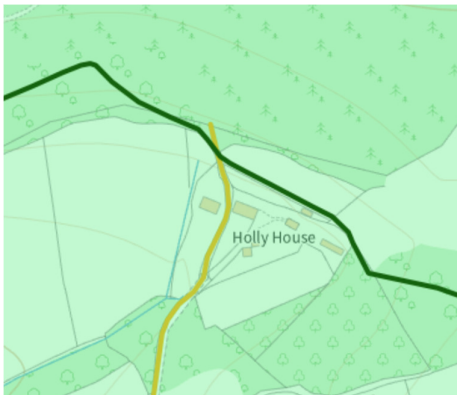
PROPOSAL: PROPOSED DEMOLITION OF THE EXISTING SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A TWO STOREY SIDE EXTENSION

SITE: Holly House Wentwood Road Penhow Newport NP26 3AE

APPLICATION TYPE: Full

CONCERNS GIVEN DEEP RURAL AND SPECIAL LANDSCAPE AREA LOCATION

The landscape setting is sensitive, the site is elevated on the open field slopes close to the edge of extensive woodland covering and within the Wentwood Special Landscape Area, in addition the site lies close to rights of way as shown below.



The proposal is for double height glazed extension to the front elevation with first floor verandah, the double height extension and elevation treatment will change the mass and character of the existing property and is unlikely to blend with the rural location.



EXISTING FRONT ELEVATION
SCALE: 1:100



PROPOSED FRONT ELEVATION
SCALE: 1:100



EXISTING REAR ELEVATION
SCALE: 1:100



PROPOSED REAR ELEVATION
SCALE: 1:100

No photos are submitted to show the context and whether the proposal would blend into the rural location.

No analysis of visual impact is provided – there may be impact on rights of way uses, the wider Wentwood SLA, and neighbouring properties.

No new planting is proposed to meet LDP GP “vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks”.

Proposals should meet LDP policy SP8 for Special Landscape Areas. 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.

Panoramic photos of the site and context are required, including views out from the existing front elevation, and views out to the north, west and east, along with views from **located positions** along the two public rights of way. This will help identify any potential impacts, guide the extent and location of potential mitigation, and whether residual impacts would be acceptable in this location.