

REFERENCE: 26/0119

PROPOSAL: CREATION OF RAISED PARKING SPACES TO THE FRONT OF THE PROPERTY ALONG WITH DROPPED KERB ACCESS

SITE: 1 Oakfield Gardens, Newport, NP20 4NJ

APPLICATION TYPE: Full

CASE OFFICER: Marnie Ostler

RECOMMENDATION: OBJECTION

Comments:

Overview/Summary:

- The proposal is to replace a verdant front garden with a driveway including 2 no. parking bays. This would replace what is currently an attractive frontage with hard standing and unsightly motor vehicles.
- There are two trees adjacent to the proposed parking area, the root zones of which will be directly impacted.
- The site lies within The Shrubbery Conservation Area, the proposals which would have a negative impact on this designated suburban landscape character.
- The information submitted has insufficient details on hard landscape materials and there is no proposed planting which could potentially mitigate some of the negative impact.

The following relevant policies would apply to this application:

- LDP 2015-26 – Strategy and Plan Objectives
 - Objective 5 – Conservation of the Built Environment
- LDP 2015-26 – Spatial Strategy and Strategic Policies
 - SP9 Conservation of the Natural, Historic and Built Environment 24
- LDP 2015-26 – Environment
 - CE7 Conservation Areas

Obligations:

Should planning approval be considered then further details are required to be submitted for approval to include:

- Soft Landscape/Planting (Plan & Schedule)
 - Type
(trees/shrubs/bulbs/native/ornamental/marginal/aquatic/roof gardens/wildflower meadow etc.)
 - Species
 - Size/specification
 - Position
 - Spacing/density
 - Accessories – Tree stakes/watering bags/wire support/trellis/planters
- Hard Landscape/Materials (Plan)
 - Surfacing (type/colour/finish)
 - Edging
 - Street furniture
 - Boundary Treatment
 - Enclosures
 - No dig construction

Conclusion:

- I would object to this proposal in principle because it would have a detrimental impact on the visual amenity of the streetscape within a Conservation Area.
- A tree survey and report as well as construction method statement would be required to be submitted for approval, and I would refer this case to our tree officers.