

REFERENCE: 25/1056

PROPOSAL: REPLACEMENT OF THE DEMOLISHED DWELLING
"BRAMLEY"

SITE: Bramley, Catsash Road, Newport, NP18 2LZ

APPLICATION TYPE: Full

CASE OFFICER: Vicky Quinn

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

Comments:

Overview/Summary:

- The application/development is to replace a demolished dwelling with a new one. I would have no objections to this in principle.
- The submitted 'Floor Plans and Block Plan' plan ref. SD903 04A is the most comprehensive information provided. However, I have some reservations which are outlined as follows:
 - There is no 'North' symbol on the plan which doesn't help its interpretation.
 - The tree information is not shown on the plan therefore it is difficult to establish if there are any conflicts/issues with the proposed landscape elements. The proposed site sections are contrary to this.
 - The new building elevation is right on the line of the existing hedgerow to the west with no access for maintenance etc.
 - There is a proposed mound/bund to the south. How big is it and what is the justification for this?
 - There are no levels on the plan making it difficult to understand in plan view.
 - There are insufficient details of proposed tree, shrub and wildflower meadow (?) specifications.
 - There are insufficient details of hard landscape materials specifications.
- I would refer both the previous landscape and ecology officers' comments and recommendations which I concur with, and these should be heeded.
- The submitted 'Tree Survey & Arboricultural Impact Assessment' is satisfactory but I would refer this to our tree officers.

Obligations:

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:

- The above comments and recommendations need to be addressed, and further information provided as stated.
- It would be advised that a suitably qualified landscape specialist/professional is appointed to satisfy the above.