

REFERENCE: 25/0276

PROPOSAL: S73 APPLICATION TO VARY CONDITION 9 (REMOVAL OF PD RIGHTS) OF 23/0379 DEMOLITION AND REMOVAL OF EXISTING DWELLING AND CONSTRUCTION OF NEW DWELLING (RE-SUBMISSION FOLLOWING REFUSAL OF 22/1223)

SITE: White Gates, Outfall Lane, St Brides, Wentlooge, Newport, NP10 8SS

APPLICATION TYPE: Renewals and Variation of Conditions

CASE OFFICER: Jacob Cooke

RECOMMENDATION: OBJECTION

Comments:

It is noted that this property lies within a particularly sensitive landscape and the following designated areas:

- Special Landscape Area (Wentlooge Levels); ref. LDP - SP8.
- Site of Special Scientific Interest (Gwent Levels – St Brides).
- Green Wedge (Newport and Cardiff); ref. LDP – SP7 .
- Countryside; ref. LDP – SP5.

Removing this condition could theoretically allow the applicant to develop further construction of ancillary buildings/structures which could potentially have additional negative impact on the rural setting and surrounding sensitive landscape, and therefore we would object.