

APPLICATION NUMBER: 25/0994

PROPOSAL: REPLACEMENT DWELLING

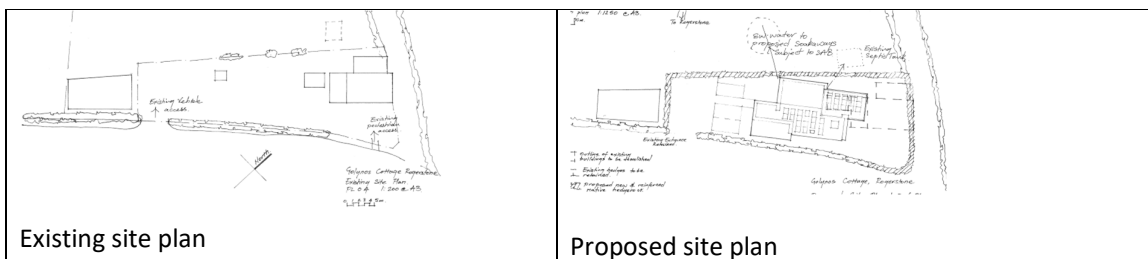
SITE: Golynos Cottage Mountain Road Rogerstone Newport NP10 9GR

APPLICATION TYPE: Full

The site is located in countryside but outside the Special Landscape Area which lies to the south.

The proposal will result in a significant increase from the existing building footprint and in my view will result in a building that is overly dominant within the curtilage given the countryside location.

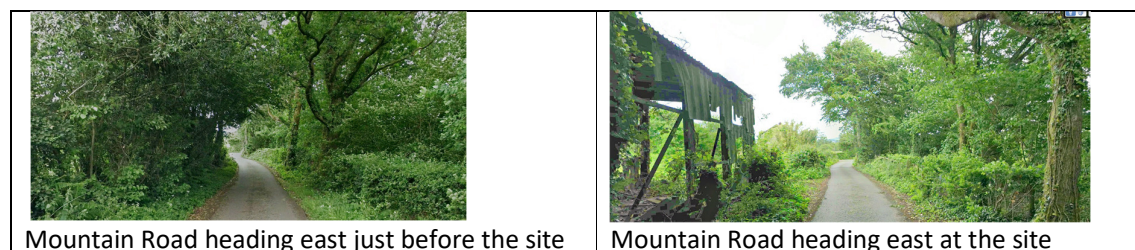
Landscape Impacts



The application acknowledges the existing cottage is prominent on the corner of Mountain Rd, and concludes that by 'sliding the proposed dwelling further to the south west of the site will reduce its visual impact and set it against the existing tree line on the south east of Mountain Rd'. Whilst this is true, the **landscape character impacts** have not been covered in the application and some visual amenity impacts have been underestimated.

The visual impact from rights of way have been considered within the DAS section 3.0 with the use of new planting/gapping up existing hedges to screen the building. Landscape issues will also arise from a change in the landscape character as the building design is urban in character with large areas of glazing and balconies, and an upside down room layout. The upside down design and use of extensive areas of glazing and balconies is about providing views for the occupants however this also enables public views back which have not been analysed in the DAS.

The visual impact for views heading east on Mountain Road (and potentially heading south on the bridleway) have not been fully acknowledged. The change in the view along Mountain Road heading east will be from rural single track tree lined lane to open views of the new build.



A row of high conifer trees at the golf course boundary largely obscures views of the new building location, but some felling is evident and the applicant has no control over future retention.

A view from the bridleway heading south is shown in the DAS (below), the route is set below field levels, but views will be open where this levels out nearer Mountain Road.



Conifer trees at golf course boundary

View from north on the bridleway 406/14/1 looking south

Highways comments indicate a visibility splay will be needed which may impact on the existing Mountain Road hedge in both directions. Impacts should be clearly identified and mitigated for in replacement planting. Note that existing hedges along Mountain Road appear to be on a hedge bank or low wall which may have good ground flora.

Mitigation and enhancement

The red line is **very close** to the proposed dwelling to the north. I presume this is the garden curtilage of the derelict cottage. As land ownership extends to the north beyond the red line boundary, I would advise existing tree/shrub cover is analysed and included with the soft landscape management plan, planting may need to be extended into this area for example using orchard trees or native tree copses but retaining agricultural land use.

The south footpath runs through a golf course and exits onto Mountain Road opposite the site access. This should be clearly located on a site plan and mitigation measures provided, including **tree planting** along the south boundary.

The condition of existing hedges is poor. Proposals include measures to gap up but species including Cherry Laurel (*Prunus laurocerasus*) and Privet (*Ligustrum ovalifoilum*) would not be acceptable given the open countryside location. A mixed native hedge using local species should be specified.

In summary landscape issues arising from the proposed building character and its scale in the small plot size cannot be mitigated by new planting. If approval is given, a detailed planting plan could be conditioned and should be undertaken by a landscape professional. This should include analysis of the impacts and mitigation measures that reflect the rural character.