

REFERENCE: 25/0972

PROPOSAL: PROPOSED ADDITIONAL STOREY INCLUDING NEW HIGHER ROOF AND DORMERS (RESUBMISSION)

SITE: Stonewell, Lower Road, Llandevaud, Newport, South Wales

APPLICATION TYPE: Full

CASE OFFICER: Grant Hawkins

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

Comments:

My comments are no different to what were presumably issued at pre-app. However, they still do not appear to have been addressed and are as follows:

No objections in principle. However, further details of the proposed hard and soft (planting) landscape, proportionate to the site, should be submitted to ensure appropriate plants and materials are proposed and to comply with GP5 of the NCC adopted LDP. Sustainable approaches to design would be encouraged.

The site is in a visually sensitive location with a Public Right of Way (footpath code 394/62) running directly adjacent to the southeast boundary. The site also lies directly adjacent to a tract of mixed deciduous woodland which is protected by a Tree Preservation Order (ref. 02/2018). Also adjacent to the site is Llandevaud Common, neutral grasslands habitat: a mosaic of unimproved / semi-improved neutral grassland / bracken. The proposals should be sympathetic to these landscape features.

The development should be illustrated within its contextual setting, indicating all existing vegetation to which loss and impact should be minimised. Compensation for the additional built form should be made through appropriate planting, for example, additional trees/hedgerow to mitigate the visual impact. The proposed layout should indicate more clearly the immediate landscape and any alterations to pedestrian/vehicular access.

A planting plan should be submitted for approval and details to include:

- Species
- Size
- Quantity
- Spacing
- Maintenance Regime

A hard landscape plan should be submitted for approval and details to include:

- Paving materials
- Boundary treatment
- Enclosures

Sustainable drainage and materials would be encouraged, and it is strongly recommended that a suitably qualified landscape professional is commissioned to assist with satisfying the above requirements.