

APPLICATION NUMBER: 25/0911

PROPOSAL: THE CONVERSION OF AN EXISTING DETACHED OFFICE BUILDING INTO A HMO CONSISTING OF 10 SINGLE BEDROOMS WITH ASSOCIATED SERVICES, KITCHEN AND SHOWER ROOMS. REFUSE AND RECYCLING STORAGE, AMENITY SPACE AND CAR PARKING PROVIDED EXTERNALLY

SITE: 10 Gold Tops Newport NP20 4PH

APPLICATION TYPE: Full

There are no landscape constraints to the proposal. The external changes are minimal: installation of recycling area and bicycle store.

Existing planting consists of evergreen mature shrubs which should be retained as this contributes to the street scene.

Please note presence of mature tree on adjacent landholding - I have assumed top level parking from Gold Tops will require no change to levels or surfacing as per note on proposed site plan.

The amenity area is obviously limited in area, further limited by level changes, and is overlooked from the street, in addition there are no private balconies. As this is a conversion and not new build, I am unclear on whether there are any national or local guidelines for external amenity space provision. Where amenity space is restricted, applications will often cite the distance to public open space.

It is unclear whether the existing surface is to be changed within the recycling area. The fence height and finish is unclear and would be on view from Godfrey Road with fencing elevated above the existing brick wall and no room for planting to soften. There may be scope for trellis and climbers but this is not an ideal solution. Retention of the vegetation in the plots south corner is an important part of visual screening for the recycling area.



There appears to be no scope for further planting to meet LDP GP5.

As this is a very tight site for 10 single bedrooms, if parking is insufficient for the proposal and a change to the external layout is required, please reconsult.