

REFERENCE: 26/0054

PROPOSAL: PROPOSED DETACHED GARAGE AND DETACHED GARDEN ROOM

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

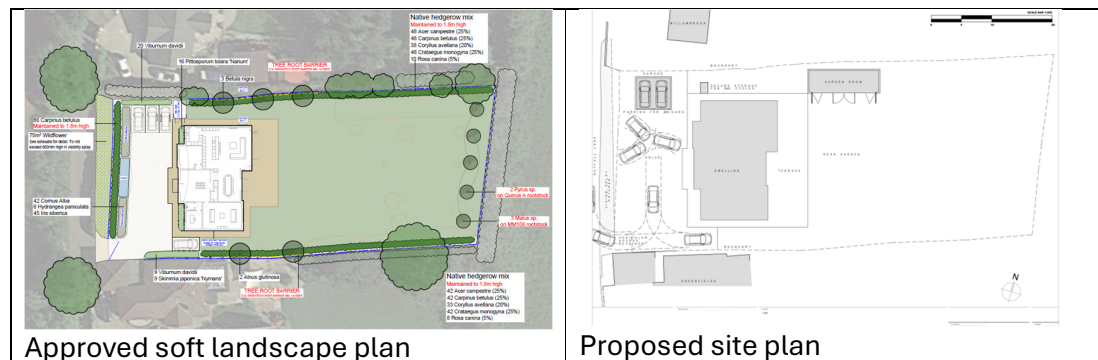
APPLICATION TYPE: Full

CASE OFFICER: Jonathan Jones

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

Comments:

1. As the plans below show, the proposed garden room is offset only around 1m from the neighbouring fence line, this area should be sufficient to allow for a new native hedge mix to grow to 1.8m height and 3no birch trees. In my view there is insufficient room and therefore a clash between the proposals and the approved landscape scheme rev A under application 23/0379.
2. Car manoeuvring layout also shows a clash at the frontage with approved hedge and rain garden proposals.



Relevant policies:

- LDP 2015-26 – Spatial Strategy and Strategic Policies
 - SP8 Special Landscape Areas
- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

Recommendations:

1. A revised site plan is likely to be needed.
2. A revised planting plan onto neighbouring property to the north is likely to be needed in addition to further planting to soften the rear of the garage and potentially views in from the frontage – the additional planting would help meet policy GP5 vi.
3. Site photos showing the implemented soft landscape scheme would be helpful.

Gill Mackley CMLI Mackley Davies Associates Ltd 12 February 2026