

APPLICATION NUMBER: RECON 25/0973

PROPOSAL: CONVERSION AND EXTENSION OF EXISTING DOMESTIC GARAGE INTO LIVING ACCOMMODATION

SITE: Hawthorn House Whitebrook Lane Llanvaches Newport NP26 3BA

APPLICATION TYPE: Full

Photos have been provided by the planning officer which also show views from the footpath.



The existing garage is sited on the amenity boundary with open field beyond which is not good practice, ideally there would be a buffer.

A buffer is required along the site east boundary as the footpath is elevated with open field between and no boundary hedge. A cypress at the north-east corner of the site is doing a lot of the screening but there is no control over retention of this – it is not clear how close this is to the extension footprint or bank remodelling. In addition, although the extension is modest, the change of use will mean more light spill onto open field.

I would recommend planting of a mixed native hedge for at least part of the east boundary as indicated below is secured to define residential amenity from agricultural land use given footpath views and the Special Landscape Area policy. Planting should specify the use of locally native hedge species using an appropriate mix.

