

REFERENCE: 26/0269

PROPOSAL: CONSTRUCTION OF PART SINGLE, PART TWO STOREY EXTENSIONS TO EXISTING PROPERTY ALONG WITH DETACHED ANNEX AND DETACHED GARAGE/DOMESTIC WORKSHOP

SITE: Robinwood, Belmont Hill, Caerleon, Newport, NP18 1JX

APPLICATION TYPE: FULL

CASE OFFICER: Vicky Quinn

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

Comments:

I would refer to the previous landscape officer comments which cover most of the significant aspects relating to this application. However, there is still insufficient detail for the proposed hard and soft landscape to be able to recommend approval for this development. Another concern is the impact the conversion and balcony could have on the adjacent public right of way which has not been addressed.

Below is an extract from our previous landscape comments:

1. *Site photos for the proposed annex (currently garage) from the public right of way looking into the site at various locations heading north and south, and photos out from the annex location. There may be sufficient intervening vegetation although this will be more open in winter months or there may be a need for new planting or a change to the balcony proposal.*
 - a. **These have not been provided.**
2. *For the proposed garage, new evergreen dominated hedge planting is recommended to further close off the area south of the garage from views, ideally close to the break of slope.*
 - a. **There is no evidence of this in the submitted documents.**
3. *Tree information to confirm successful retention of site and adjoining trees.*
 - a. **The tree information provided is not good enough either as there are nearby TPO's. I would therefore refer this matter to tree officers.**

For new planting, a plan will be required to show planting type, species, size, density and an outline of maintenance to cover new planting until established.

- a. **This has not been provided.**
- b. **The submitted planting plan only addresses the entrance driveway and is not relevant to the new application and main part of the site.**

The above comments should be addressed in the form of further details being required to be submitted for approval; to include:

- Soft Landscape/Planting (Plan & Schedule)
 - Type
(trees/shrubs/bulbs/native/ornamental/marginal/aquatic/roof gardens/wildflower meadow etc.)
 - Species
 - Size/specification
 - Position
 - Spacing/density
 - Accessories – Tree stakes/watering bags/wire support/trellis/planters
- Hard Landscape/Materials (Plan)
 - Surfacing (type/colour/finish)
 - Edging
 - Street furniture
 - Boundary Treatment
 - Enclosures
 - No dig construction

Additionally, sustainable approaches to design would be strongly encouraged and therefore likely be supported, such as:

- Sustainable Drainage System (SuDS) components
- Native planting
- Use of Reclaimed and recycled materials
- Habitat creation

It would be advised that a suitably qualified landscape specialist/professional is appointed to satisfy the above.