

REFERENCE: 25/1058

PROPOSAL: ERECTION OF A TWO-STOREY SIDE EXTENSION, NEW FRONT PORCH, AND REPOSITIONING OF FRONT ENTRANCE DOOR

SITE: 8 Routes View, Llanwern, Newport, NP18 2DR

APPLICATION TYPE: Full

CASE OFFICER: Ben Webster

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

Overview/Summary:

- A significant two-storey side extension and thus increase in built form.
- Plans and sections on the existing and proposed alteration have been submitted. No landscape information has been provided.
- The property is situated on the edge of Llanwern village with an outlook of open pastoral countryside with sparse trees and hedgerows.
- The proposed development would have a moderate negative impact on landscape character and visual amenity, particularly from nearby PROWs, Routes View, and Langstone Lane. This could be mitigated by suitable, preferably native, tree and shrub planting.
- No indication has been made to alterations to the driveway and/or garden landscape, details of which should be provided.

Relevant policies:

- LDP 2015-26 – Strategy and Plan Objectives
 - Objective 6 – Conservation of the Natural Environment
- LDP 2015-26 – Strategy and Plan Objectives
 - SP5 Countryside
 - SP9 Conservation of the Natural, Historic and Built Environment
- LDP 2015-26 – General Policies
 - GP5 Natural Environment

Other designations:

- Public Right(s) of Way (PRoW)
 - Footpaths ref 397/7 lies c.250m to the east across a field.
 - Footpath ref 397/8 lies c.200m to the north.

Further details required to be submitted for approval.

- Soft Landscape/Planting plan to include:
 - Type –
Trees/Shrubs/Bulbs/Native/Ornamental/Marginal/Aquatic/Roof gardens/wildflower meadow.
 - Species
 - Size/specification
 - Position
 - Spacing/density
 - Accessories – Tree stakes/watering bags/wire support/trellis/planters
- Hard Landscape/Materials plan to include.
 - Surfacing
 - Edging
 - Street furniture
 - Boundary Treatment
 - Enclosures
 - No dig construction (around existing trees)

Informatives:

- Further details required as above.
- Sustainable approaches to design would be strongly encouraged and therefore like be supported, to include aspect such as:
 - Sustainable Drainage System(s) (SuDS) components
 - Native planting
 - Reclaimed and recycled materials
 - Habitat creation
- It would be advised that a suitably qualified landscape specialist/professional is used to satisfy the above.