

REFERENCE: 26/0222

PROPOSAL: RETENTION OF STORAGE SHED AND TIMBER DECK WITH BALUSTRADE, ALONG WITH INSTALLATION OF SOLAR PANELS

SITE: Kingshill House, Office G Stow Hill Newport NP20 4EA

APPLICATION TYPE: Full

CASE OFFICER: Catherine Aldous

RECOMMENDATION: **OBJECTION** pending further information/change to proposals

Comments:

The site has a number of constraints: the building is listed and lies within the St Woolos Conservation Area, in addition the site falls under Environmental Space policy [ref St Woolos Grounds].

The submitted Heritage Impact Assessment does not include the proposal for a significant number of solar panels – this will have a visual impact within the site and potentially beyond the site and should be included. The HIA also does not include any site photos to show views in or out from the site.

The solar panels are sited close to if not under the canopy of mature boundary trees – see below.



There is potential for impact on the tree root protection areas not only from the panels but more likely from connecting service runs which are not shown. In addition as the panels will be in full shade from the trees during summer months they are unlikely to be efficient.

The visual and landscape character impact of the shed and raised decking are not clear from the submission. As the proposal for these elements is retrospective, photos of these from both levels are required and to include photos out from this area in all main compass directions in order to establish whether there are any visual impacts.

No planting is proposed to meet the requirements of GP5 vi.

Relevant policies:

- 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.
- Policy CE7 Conservation Areas

Recommendations:

1. A review of solar panel efficiency as these will be in tree canopy shade for the summer months. If this is still to be proposed, the service run connection route along with a tree survey to BS5837 of the boundary trees will be required.
2. Photos of the existing deck, shed etc from upper and lower levels, and photos out from this area in all main compass directions.
3. A soft landscape plan is required to show planting type, species, size, density along with an outline soft landscape maintenance and management plan for five years to cover new planting until established. It is advised that a suitably qualified landscape specialist/professional is used to satisfy GP5iv and mitigate any visual impacts from the proposals.