

REFERENCE: 25/0154

PROPOSAL: THE CONSTRUCTION OF A FRONT PORCH, DOUBLE STOREY SIDE EXTENSION WITH SINGLE REAR EXTENSION. THE OVERALL PROPOSAL ALSO INCLUDES WORKS TO THE REAR GARDEN

SITE: 21 Cot Farm Circle, Newport, NP19 9JR

APPLICATION TYPE: Full

CASE OFFICER: Ben Webster

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

No objections in principle. However, further details of the proposed hard and soft (planting) landscape, proportionate to the site, should be conditioned to ensure appropriate plants and materials are proposed and to comply with GP5 of the NCC adopted LDP. Sustainable approaches to design would be encouraged and consideration should be made of the adjacent SINC and protected Ancient semi-natural woodland.

A planting plan should include:

- Species
- Size
- Quantity
- Spacing
- Maintenance regime

A hard landscape plan should include:

- Paving materials
- Boundary treatment
- Enclosures