

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:

My comments remain largely the same as before as no additional landscape information has been submitted other than existing photos.

The submitted planting plan appears to be based on the existing layout and only addresses the planting to the driveway and property frontage but not the proposed development, nor the entire site. This drawing is acceptable but may need to be updated to tie in with the rest of the scheme. The revised scheme is acceptable in principle, but as before, further landscape details are still required.

Another concern is the impact the conversion and balcony could have on the adjacent public right of way which has not been addressed.

I would refer any outstanding existing tree matters to our tree team.

For the proposed annex and garage, a 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.

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.

PTO*

Landscape Comments

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.