

REFERENCE: 26/0134

PROPOSAL: NEW ACCESS AND DRIVEWAY AND WIDENING OF EXISTING GARAGE

SITE: Mount Cottage 51 Crescent Road Newport NP19 8LW

APPLICATION TYPE: Full

CASE OFFICER: Lydia Burrows

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

Comments:

The site is development within the front garden of an urban residential area not protected by any specific landscape policies. However the proposal would change the appearance of the front garden from the street view and may impact on adjacent trees [highlighted below]. No information has been submitted to mitigate the visual impact or show the trees could be successfully retained.



The proposals [and therefore the impacts] are difficult to comprehend without a topographic base, especially as this is a tight site and levels are challenging.

All site frontage garden hedging and shrubs etc would be removed although this is not acknowledged in the application. No replacement planting is shown and no enhancement to meet LDP GP5.

It is not clear where the street lighting column lies in relation to the access.

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.

Recommendations:

1. Proposals are shown on a topographic survey base so they can be better understood.
2. A Soft Landscape/Planting Plan [showing planting type, species, size, density] and Soft landscape maintenance and management plan [for five years to cover new planting until established] is required. It is advised that a suitably qualified landscape specialist/professional is used.
3. The topographic survey may highlight the need for a tree survey to BS5837.