

APPLICATION NUMBER: 25/0973

PROPOSAL: CONVERSION AND EXTENSION OF EXISTING DOMESTIC GARAGE INTO LIVING ACCOMMODATION

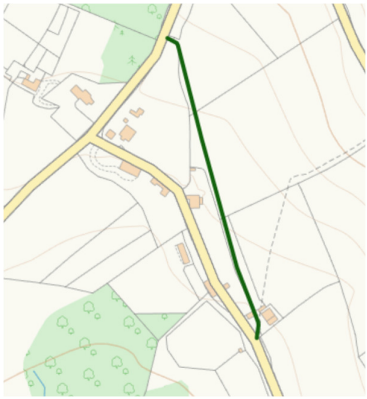
SITE: Hawthorn House Whitebrook Lane Llanvaches Newport NP26 3BA

APPLICATION TYPE: Full

The site lies in the Wentwood Special Landscape Area so policy SP8 will apply. Proposals are required to contribute positively to the area through high quality design, materials, and management schemes that demonstrate a clear appreciation of the area's special features.

The garage location is on the site boundary onto fields, set away from house. The garage has a first floor with dormer windows which is unusual. I am aware of the refusal for lawful development under 25/0469.

High hedges appear to screen views in from the highway but there are likely to be views in from the footpath highlighted below.



No photos are submitted to show either the garage, its context in relation to the field boundary, or views out from the garage (which would be required in all four main compass directions). I would advise these are provided in addition to providing photos taken from located points along the footpath.

Applications should meet LDP GP5 vi 'the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks'. No new planting is currently proposed.

Once photos have been provided a better assessment of landscape impact and mitigation can be advised. It is likely that boundary planting onto the field will be needed to define residential amenity from agricultural land use especially given likely footpath views and the Special Landscape Area policy. Planting should specify the use of locally native hedge species using an appropriate mix.