

**REFERENCE:** 26/0576

**PROPOSAL:** DEMOLITION OF GARAGE AND REPLACEMENT WITH NEW DWELLING

**SITE:** 4 Pencarn Avenue Coedkernew Newport NP10 8TJ

**APPLICATION TYPE:** Conditions of 20/0637

**CASE OFFICER:** Marnie Ostler

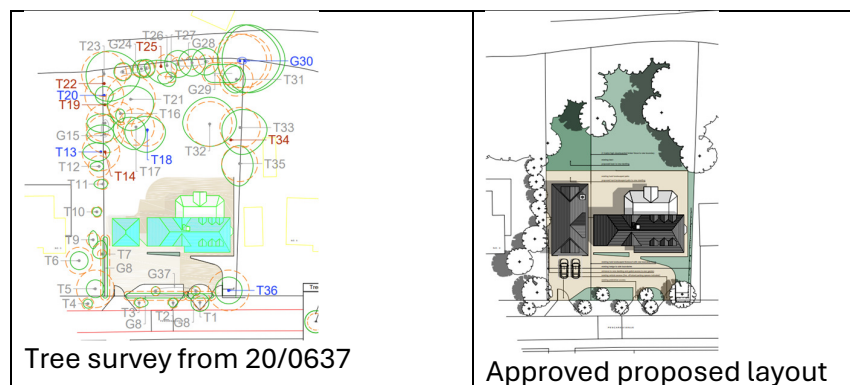
**RECOMMENDATION:** ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

**Comments:**

**CONDITIONS 2 (BIO DIVERSITY ENHANCEMENT), 4 (ARBORICULTURALIST), 6 (LANDSCAPING) 9 (MATERIALS) AND 10 (BOUNDARY TREATMENTS) OF 20/0637**

The applicant states 'we do not propose to submit a scheme of landscaping and tree planting for the site' on the basis that there is no intent to remove existing trees, and existing trees and shrubs shall be subject to protection measures'.

I was not involved with the conditions but as a rule all proposals should provide an appropriate landscape scheme to meet LDP policy GP5. In this case however the site proposal is squeezed into a very small area with a high number of trees that are to be retained, leaving little room for any new planting.



1. My main concern is the frontage treatment – I have assumed the 1.5m high evergreen [privet] hedge along the road frontage and along the west boundary [tree survey reference G8] would be retained but can this be confirmed.
2. I would also recommend photos from within the site which would help confirm that there is no reasonable space for new tree or shrub planting.