

REFERENCE: RECON 26/0316

PROPOSAL: TWO-STOREY SIDE EXTENSION, GARAGE CONVERSION
AND OTHER ALTERATIONS INCLUDING BALCONY AND
ROOF LIGHTS

SITE: Wentwood Lodge Gilvach Lane Llanvaches Newport
NP26 3BA

APPLICATION TYPE: Full

CASE OFFICER: Emma Brinkworth

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

Comments:

Photos have been submitted along with a brief commentary. The photos are insufficiently good quality to review, even compared to a screen grab from Google Earth see below and have not been taken as panoramas to illustrate the wider view as requested in May 2026.



The roadside hedge may restrict most views, but some residential properties at the edge of Llanvaches have views from first floor level which will be onto a glazed first floor balcony facing and picture window onto the open field. Views along the public footpath through the field have not been assessed.

The close up from Google Earth below (although this does not represent what the eye sees) does show how prominent the building is, although I acknowledge this is set against a backdrop of rising pasture and woodland on the ridgeline. Views of the house would also generally be at distance [over 300m] although public footpaths are much closer.



From a landscape perspective, it is less the extension scale which is of concern, but the first floor balcony and glazing extent which is a different character to the main dwelling and the wider Special Landscape Area and which is on the public facing front of the building.

The recommendations below are unchanged from my previous comments.

Recommendations:

1. Views analysis from the footpaths and highway on the edge of Llanvaches is required, through the submission of photos at key points to illustrate that there would not be a negative impact from the introduction of a first floor balcony and picture window on the main elevation. Photos should be taken as panoramas to illustrate the wider view. If impacts are identified, mitigation through planting is unlikely to be an option, although there may be an opportunity to mitigate through redesign.
2. New planting to meet GP5 is required. This would be proportional to the domestic scale of the proposal for example there may be opportunities for small tree or native hedge planting within the garden. Planting should be shown on a scaled plan along with the proposed plant species, size, density.