

REFERENCE: 25/0282

PROPOSAL: TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS
AND OTHER ALTERATIONS

SITE: Cobblers Pitch, Old Roman Road, Langstone,
Newport, NP18 2JU

APPLICATION TYPE: Full

CASE OFFICER: Vicky Quinn

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

No objection in principle. However, there is an opportunity to incorporate some green infrastructure to mitigate the impact of the increased built form in this rural setting. This could include, where appropriate, ornamental shrub as well as native hedge and tree planting, which would also provide opportunities for biodiversity.

There is also an opportunity for a green biodiverse roof on the single-storey extension and this solution would be encouraged.

A soft landscape/planting plan should be submitted for approval to include:

- Location
- Species
- Size
- Quantity
- Spacing
- Outline Maintenance regime

Additionally, a hard landscape plan indicating proposed materials to be used for should be submitted for approval to include:

- Surfacing materials
- Edging
- Boundary treatment
- Enclosures/stores
- Landscape structures

Sustainable/permeable approaches to construction would be encouraged. It is recommended that a suitable qualified landscape consultant is commissioned to satisfy the condition.