

REFERENCE: 26/0637

PROPOSAL: PROPOSED RAISED BALCONY, STEPS AND ASSOCIATED WORKS (RETROSPECTIVE)

SITE: 22 Beechwood Crescent, Newport, NP19 8AB

APPLICATION TYPE: Full

CASE OFFICER: Ben Webster

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

Comments:

It is difficult to ascertain what impact this development has on landscape character or visual amenity from the information submitted. Nor is it possible to establish whether appropriate compensatory measures have been undertaken to mitigate such impact. Therefore, I would ask that the following is submitted before either an objection or approval is granted from a landscape perspective:

- A site plan that clearly indicates the context of the retrospective application including all existing and proposed landscape features, including trees.
- A photographic record of the retrospective development (before and after preferably).
- Soft Landscape/Planting (Plan & Schedule)
 - Type
(trees/shrubs/bulbs/native/ornamental/marginal/aquatic/roof gardens/wildflower meadow etc.)
 - Species
 - Size/specification
 - Position
 - Spacing/density
 - Accessories – Tree stakes/watering bags/wire support/trellis/planters
- Hard Landscape/Materials (Plan)
 - Surfacing (type/colour/finish)
 - Edging
 - Street furniture
 - Boundary Treatment
 - Enclosures
 - No dig construction

- Sustainable approaches to design would be strongly encouraged and therefore likely be supported, such as:
 - Sustainable Drainage System (SuDS) components
 - Native planting
 - Use of Reclaimed and recycled materials
 - Habitat creation
- It would be advised that a suitably qualified landscape specialist/professional is appointed to satisfy the above.