

REFERENCE: 25/0757

PROPOSAL: CONSTRUCTION OF A GARDEN RETAINING WALL AND DOUBLE GARAGE TO THE SIDE OF THE PROPERTY

SITE: 24 Park End Langstone Newport NP18 2NB

APPLICATION TYPE: Full

CASE OFFICER: Ben Webster

RECOMMENDATION: NO OBJECTION

Comments:

The garage would be screened from street views except from point blank views.

I assume planning is also being sought for the retaining wall shown on the existing plan? If so, for the retrospective works the concern is the impact the line of the wall foundation will have had on nearby mature tree roots, however the damage has already been done – note there are large adjacent trees and these lie above the level of the house.

To avoid further impacts, construction phase materials storage etc should lie outside the tree root protection zones.

The GI Statement confirms the proposed double garage will be constructed on existing hard surface and that ‘extra landscape features will be planted on the front and rear gardens to outweigh the greenery lost by removing a section of lawn’.

Policy:

- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

Recommendations:

Proposals should include a landscape scheme, appropriate to the scale and impact of the proposal and there should be some certainty on this at full planning or through condition. I would recommend that some planting is secured at the site frontage which is proportionate to the small garden space and recognising there is already a significant level of tree cover on the north boundary.