

REFERENCE: 26/0068

PROPOSAL: ERECTION OF 2NO DORMER BUNGALOWS WITH ASSOCIATED ON SITE PARKING AND GARDENS

SITE: Land adjacent to 18 Ridgeway Hill Newport NP20 5DG

APPLICATION TYPE: Full

CASE OFFICER: Jacob Cooke

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

Planting areas are shown on the Proposed Site Layout by Le Trucco architects. This would provide a suitable frontage and includes pedestrian visibility splays.

The planting is not detailed and a soft landscape plan will need to be conditioned. Note the planting beds are dominated by SuDS so planting should be suitable for rain gardens.

The site section below within the GIS is misleading and needs revision

THE SITE

The development site comprises a flat parcel of predominantly marshy grassland, approximately 0.8 hectares in size. Due to surrounding roads and the low ecological value of the adjacent sports pitches, connections to the wider GI network are limited.

Recommendations:

A standard soft landscape condition is required and should include an outline of soft landscape maintenance and management plan for five years to cover new planting until established. It is advised this is provided by a suitably qualified landscape specialist/professional.

Revision to correct inaccuracies in the GIS.