

REFERENCE: 25/1047

PROPOSAL: REMOVAL OF EXISTING DRIVEWAY PAVING AND RELAY NEW CONCRETE IN-PRINT PAVING, REPOSITIONING OF EXISTING STONE PIERS ON ENTRANCE TO ALLOW A WIDER OPENING, NEW FRONT GATES, PATIO AREA, AND LANDSCAPING (RETROSPECTIVE)

SITE: 46 Caerau Road, Newport, South Wales, NP20 4HH

APPLICATION TYPE: Full

CASE OFFICER: Catherine Aldous

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

Comments:

Overview/Summary:

- Front driveway and front garden hard and soft landscape proposals.
- A proposed general arrangement plan has been submitted.
- The property is within a conservation area and design proposals should be sympathetic to the setting.
- A permeable paved solution to the driveway surfacing would be supported as opposed to imprinted concrete flags.
- Astroturf has been proposed for the lawn area. A natural flowering lawn seed mix/turf would be preferred.
- An AcoDrain around the property could be avoided using a sustainable drainage system whereby water was directed over and through the paving into rain gardens (planting beds) and/or a suitably positioned land drain, as suggested by our highways officer.
- A tree report and method statement for protection of the trees by the applicant for approval by our tree officers, which I would refer this case to.

Relevant policies:

- LDP 2015-26 – Strategy and Plan Objectives
 - Objective 5 – Conservation of the Built Environment
- LDP 2015-26 – Strategy and Plan Objectives
 - SP9 Conservation of the Natural, Historic and Built Environment 24

Landscape Comments

- LDP 2015-26 – General Policies
 - GP5 Natural Environment
- LDP 2015-26 – Environment
 - CE7 Conservation Areas – Stow Park
DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS WILL BE REQUIRED TO:
 - i) BE DESIGNED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, HAVING REGARD TO THE CONSERVATION AREA APPRAISAL WHERE APPROPRIATE.
 - ii) AVOID THE REMOVAL OF EXISTING HISTORIC FEATURES, INCLUDING TRADITIONAL SHOPFRONTS AND JOINERY.
 - iii) USE MATERIALS WHICH ARE TRADITIONAL, OR APPROPRIATE TO THEIR CONTEXT.
 - iv) COMPLEMENT OR REFLECT THE ARCHITECTURAL QUALITIES OF NEARBY BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA.
 - v) PAY SPECIAL ATTENTION TO THE SETTINGS OF BUILDINGS, AND AVOID THE LOSS OF ANY EXISTING DOMESTIC GARDENS AND OPEN SPACES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.
 - vi) AVOID ADVERSE IMPACT ON ANY SIGNIFICANT VIEWS, WITHIN, TOWARDS AND OUTWARDS FROM THE CONSERVATION AREA.

Further details required to be submitted for approval.

- Soft Landscape/Planting plan to include:
 - Type –
Trees/Shrubs/Bulbs/Native/Ornamental/Marginal/Aquatic/Roof gardens/wildflower meadow
 - Species
 - Size/specification
 - Position
 - Spacing/density
 - Accessories – Tree stakes/watering bags/wire support/trellis/planters
- Hard Landscape/Materials plan to include
 - Surfacing
 - Edging
 - Street furniture
 - Boundary Treatment
 - Enclosures
 - No dig construction

Landscape Comments

Informative:

- No objections in principle but as highlighted above, amendments could be made to improve the current scheme and further information submitted for approval.
- Sustainable approaches to design would be strongly encouraged and therefore likely be supported, to include aspect such as:
 - Sustainable Drainage System(s) (SuDS) components
 - Native planting
 - Reclaimed and recycled materials
 - Habitat creation
- It would be advised that a suitably qualified landscape specialist/professional is used to satisfy the above.