

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Trostrey Cottage

Address Line 1

Trostry Lane

Address Line 2

Llanvaches

Town/city

Newport

Postcode

NP16 6LZ

Description of site location (must be completed if postcode is not known)

Easting (x)

343715

Northing (y)

192592

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Woodhead

Company Name

Address

Address line 1

Trostrey Cottage Trostry Lane

Address line 2

Llanvaches

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP16 6LZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Rhian

Surname

Thomas

Company Name

Analog Architecture

Address

Address line 1

The Old Coach House

Address line 2

Welby Lane

Address line 3

Canton

Town/City

Cardiff

Country

United Kingdom

Postcode

CF5 1PX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

SINGLE STOREY EXTENSION WITH PV ARRAY, NEW ENTRANCE PORCH AND ASSOCIATED LANDSCAPING WORKS TO EXISTING COTTAGE (RESUBMISSION)

Reference number

23/0207

Date of decision (date must be pre-application submission)

04/05/2023

Please state the condition number(s) to which this application relates

Condition number(s)

3b

3. The scheme of landscaping, tree planting hereby approved as outlined on plan refs: TC-003 03062023 - Landscape Preparation and TC-004/A 03062023 - Planting Plan shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development. Thereafter the trees and shrubs shall be retained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and retained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

b) A short annual report with photo evidence by the landscape consultant to Newport City Council submitted by 31st December for each year of the five year establishment period summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purpose of this condition, the planting season shall mean the period of October to April.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of residential and visual amenity and rural character having regard to policies SP5, GP2 and GP6 of the adopted Newport Local Development Plan.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

12/08/2024

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

03/02/2025

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☒ Yes

☐ No

If Yes, please indicate which part of the condition your application relates to

3b

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Landscape Architects monitoring report

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE/ACK/PS/22/0204

Date (must be pre-application submission)

04/10/2022

Details of the pre-application advice received

In addition to the pre-application response, the client paid for a site visit for officers to view the site and discuss any concerns, particularly relating to the removal of a section of hedgerow to the garden and the proximity of the large oak tree. The pre-application response advised the following: - As outlined previously in the officers report associated with application 22/0240, the scale of the extension is considered acceptable in accordance with policy H13, and due to the isolated location of the existing dwelling there would be no adverse impact on residential amenity in accordance with policy GP2. - It noted that the proposed pitched roof was in keeping with the character of the property and the surrounding rural context. The black cladding also considered to be acceptable. - Details of the PV array should be provided - these have now been provided. - In relation to the proposed boundary wall, the reduction in length is welcomed to retain existing vegetation. - It was strongly recommended that a landscape architect be engaged to advise on the mitigation measures and new enhancement planting. This application provides information (soft landscaping plan and planting details) prepared by a professional landscape architect to address mitigation and enhancement soft landscaping measures. It also includes photos illustrating views from various points on Usk Road to the north, Trostry Lane to the west, and along the PROW to the south, along with analysis of what will be visible, prepared by the landscape architect. This informed the mitigation and enhancement measures prepared by the landscape architect. - Details of proposed surfacing and walling and any other hard landscape boundary treatment, were requested, appropriate to the landscape character. The Design statement includes information on the mix of stone and the local quarry it will be sourced from, and also details of the natural slate tiles proposed and the natural stone pavers selected. - The council's tree officer has advised that the proposed extension is still too close to Pedunculate Oak T005 – (B2), which is considered a very high value tree. This was one of the reasons for the site visit. Shona Carle visited the site with other planning officers and was satisfied that the extension footprint which had been pegged out was not too close to the magnificent tree. - The proposal includes ecological enhancements as set out in the ecology report, in addition to a commitment to adhere to the mitigation measures set out in the PEA. The ecologists have made a return visit to confirm that the findings in the original report were unchanged and have confirmed via letter that there has been no ecological change to the site.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Rhian Thomas

Date

30/01/2026