

REFERENCE: 26/0079

PROPOSAL: SINGLE STOREY SIDE GARAGE WITH VERANDA OVER
AND ALTERED EXISTING ACCESS

SITE: The Willows Old Roman Road Langstone Newport NP18
2JU

APPLICATION TYPE: FULL

CASE OFFICER: Ben Webster

RECOMMENDATION: NO OBJECTION subject to confirmation of frontage
planting

Comments:

Site photos have been provided by the Planning Officer.

Having been to site the Planning Officer will have a clearer idea of where the mature trees are in relation to the proposal, they may lie on the opposite side of the stream but this is still not clear. Please refer to the Tree Team comments.



On the need for any additional planting to screen views in from the footpath – it looks as though there is a high evergreen hedge along the rear garden boundary.

The photos confirm that roadside screening from the evergreen arch needs to remain in order to soften views of the extension but **retention needs to be confirmed** given proposals for access.

The verandah will be screened by evergreen planting on and off site but will be visible when passing the site. **Privacy screening** may be needed to the side facing the highway.

In addition I would recommend **planting of a small tree or large shrub planting** within the existing planting bed [mindful of overhead wires] to further soften views in particular as the mature cypress has recently been removed. Species and size at planting should be confirmed.

