

REFERENCE: RECON 26/0010

PROPOSAL: DEMOLITION OF AN EXISTING SEMI-DETACHED DWELLING AND CONSTRUCTION OF A REPLACEMENT TWO-STOREY DETACHED DWELLING

SITE: The Grove Bowdens Lane Penhow Newport NP26 3AA

APPLICATION TYPE: FULL

CASE OFFICER: Vicky Quinn

RECOMMENDATION: NO OBJECTION subject to conditions

Comments:

Following submission of revised or additional information.

- Landscape Plan 26/0010 rev 02 now labels planting approved under 21/0865. All planting except two feathered trees on the north boundary relates to the 21/9865 approval but has not been implemented.
- Photos are now submitted to show the view from the public footpath below left. The frontage was more enclosed as shown Google Earth below right however removal of the magnolia has opened up views. I advise that further softening of the proposed west elevation facing the road and footpath is required and suggest a new hedge or ornamental shrub planting to soften rather than screen the boundary [this is in addition to the two replacement magnolia already approved under 21/9865] – note that magnolia are slow to establish.



Recommendations:

1. Implementation of 21/0865 planting should be undertaken as soon as possible ie. planting should not be delayed until completion of any approval under 26/0010 where feasible.
2. Further revision is required to the planting plan along the west elevation road frontage.