

REFERENCE: 25/0546

PROPOSAL: DEMOLITION OF SIDE EXTENSION AND PROPOSED RAISING OF RIDGE HEIGHT, REAR DORMERS, TWO-STOREY SIDE AND REAR EXTENSION AND FRONT PORCH

SITE: Wynot, Lower Road, Llandevaud, Newport, NP18 2AE

APPLICATION TYPE: Full

CASE OFFICER: Grant Hawkins

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

No objections in principle however, the proposals would have an adverse effect on landscape character. No landscape proposals have been submitted which should provide details on any alterations to access arrangements (pedestrian and vehicular), as well as proposals to the immediate hard and soft landscape adjacent to the development which would without doubt be impacted during construction.

Additionally, the proposal should meet the requirements of GP5 General Development Principles – Natural Environment :

1. The proposals are designed and managed to protect and encourage biodiversity and ecological connectivity, including through the incorporation of new features on or off site to further the UK, Welsh, and/or Newport biodiversity action plans.
2. The proposals demonstrate how they avoid, or mitigate and compensate negative impacts to biodiversity, ensuring that there are no significant adverse effects on areas of nature conservation interest including international, European, national, Welsh section 4232 and local protected habitats and species, and protecting features of importance for ecology.
3. The proposal will not result in an unacceptable impact on water quality.
4. The proposal should not result in the loss or reduction in quality of high-quality agricultural land (grades 1, 2 and 3a).
5. There would be no unacceptable impact on landscape quality.

To satisfy the above comments the following information should be submitted for approval:

- An appropriate landscape/planting plan with details to include:
 - Species
 - Specification
 - Size
 - Spacing
 - Position

Landscape Comments

- A hard landscape/materials plan with details to include:
 - Surfacing
 - Edging
 - Boundary treatment
 - Enclosures
 - Walls

Sustainable materials and supplementary planting for landscape character and biodiversity benefits would be favourable.