

Dear Emma

Re- Two story side extension garage conversion and other alterations including balcony and roof lights at Wentwood Lodge NP26 3BA – app 26/0316

Many thanks for your recent email and I take on board the landscape comments provided by Gill Mackley. I have pleasure in enclosing the view analysis from the footpath and highway on the edge of Llanvaches. (see below)

As far as the new planting requirement to meet GP5 I am fully aware that under Welsh planning law we cannot just avoid harm but must provide a net benefit to biodiversity. However, as you will appreciate the planning application does not involve anything other than an upwards development i.e. there is no loss to any plant life/biodiversity.

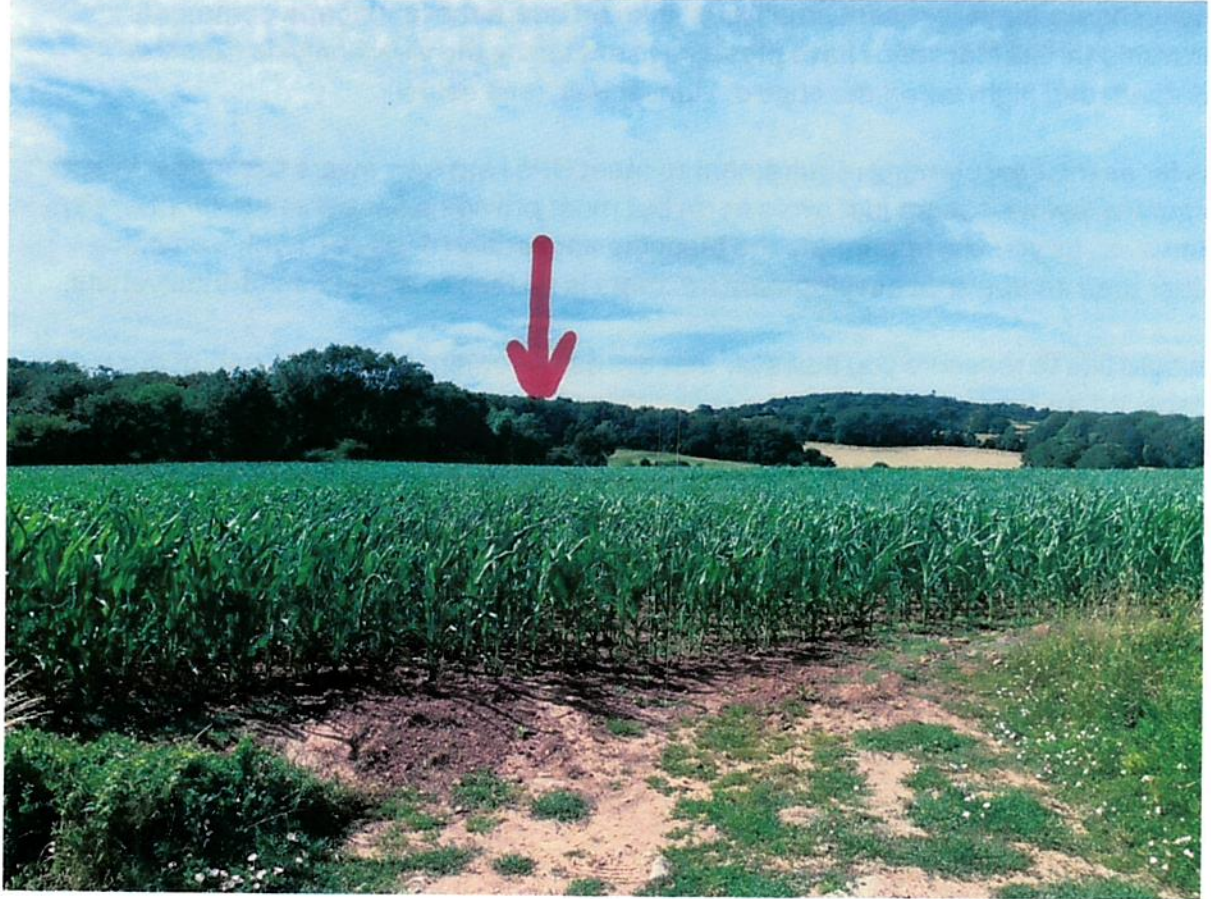
I would like to reassure you however that the development forms only part of our overall plans. When funds allow we will be redesigning the front garden and driveway and we are happy to confirm that this will involve the planting of extra trees and or shrubs in order to improve the visual amenity overall. At this stage, however we have not yet instructed a landscape gardener to confirm any such scheme and we hope you will appreciate that in the overall scheme of things we are looking to improve the appearance of what is currently a relatively unattractive property.

It should also be noted that the existing garage is not actually used as a garage as it was converted by the previous owners some years ago and only extends to approximately 5 foot deep.

Regards

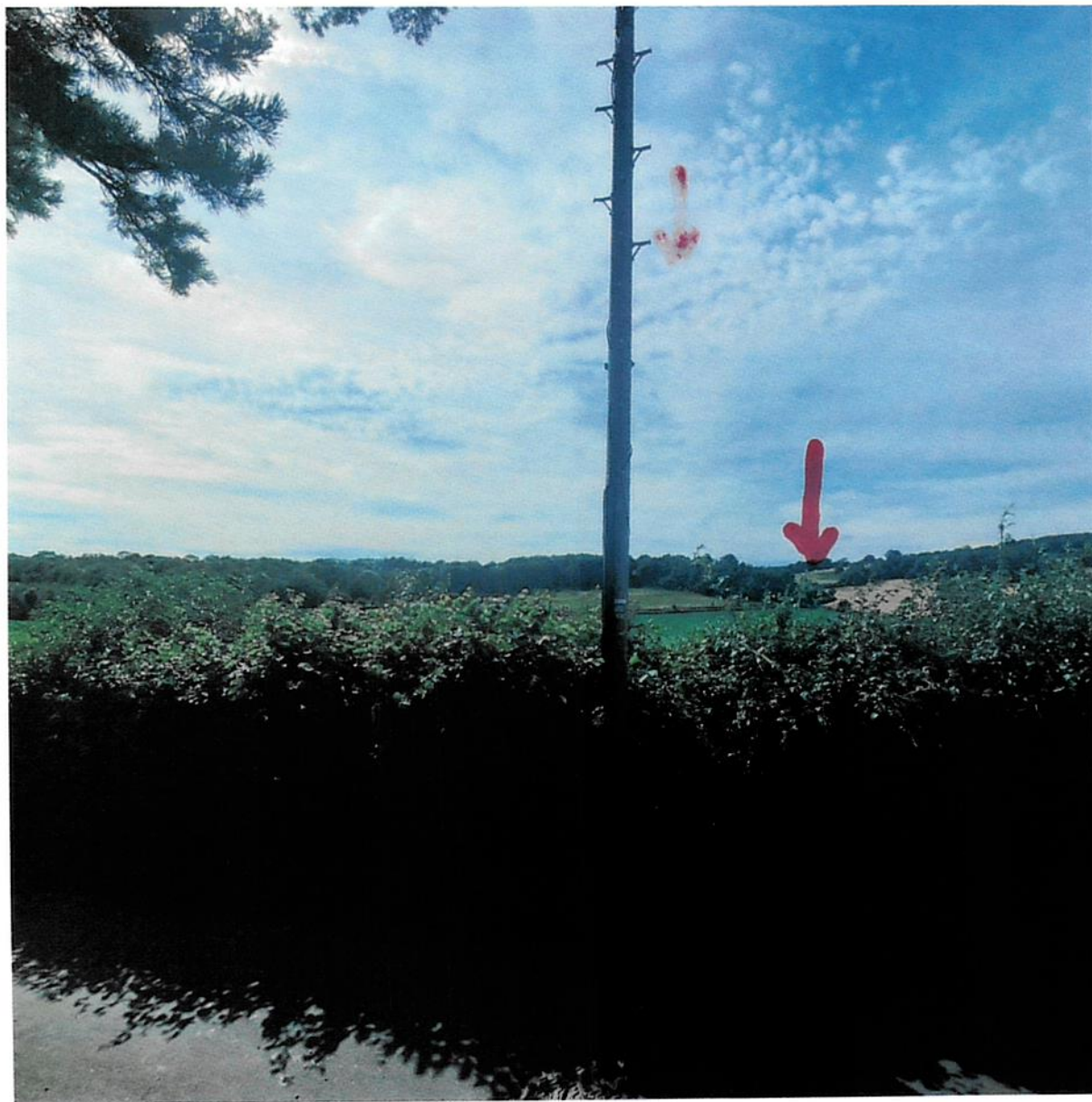
Charlotte Cooke

Photo 1 from entrance to farmers field in lane to village



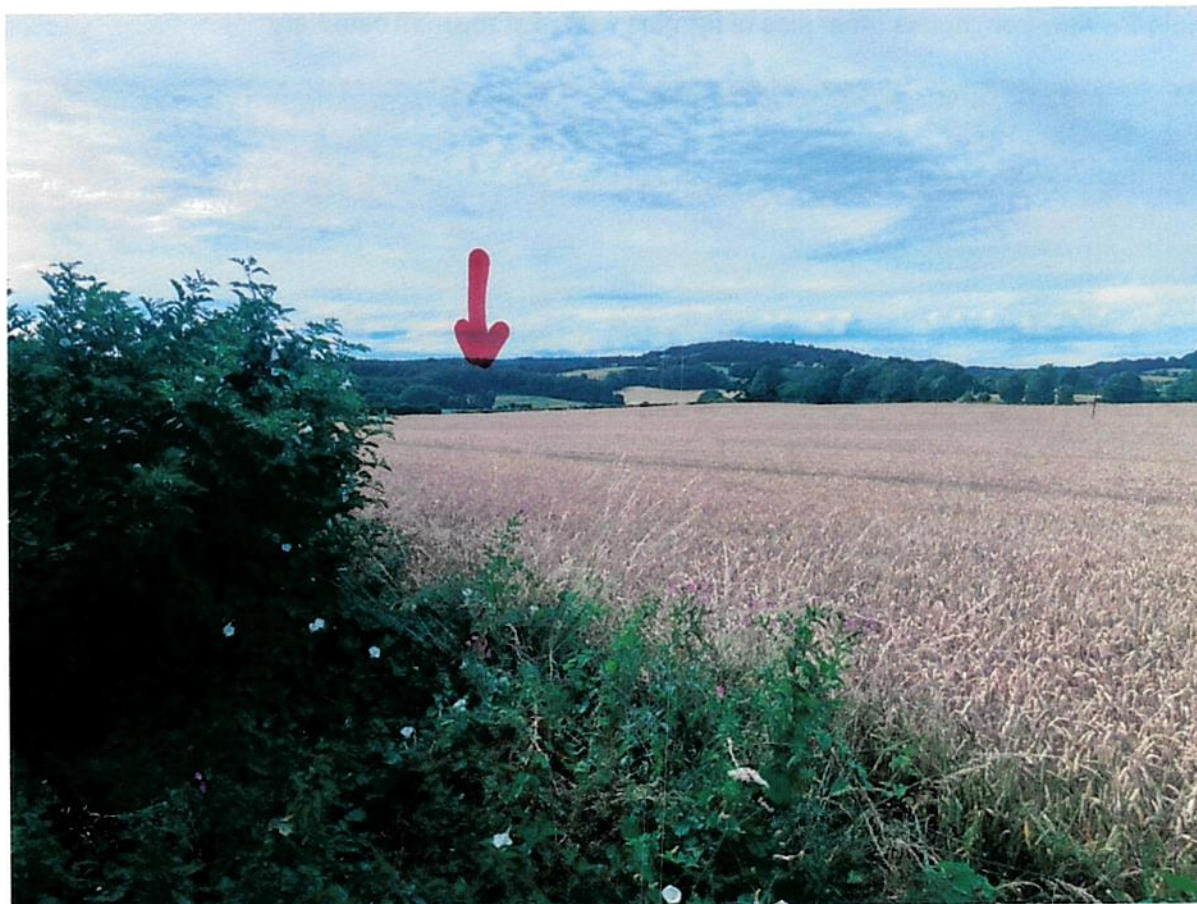
Wentwood Lodge cannot be seen due to existing tree cover in centre of photo

Photo 2 – view from house other side of farmers field next to small cemetery



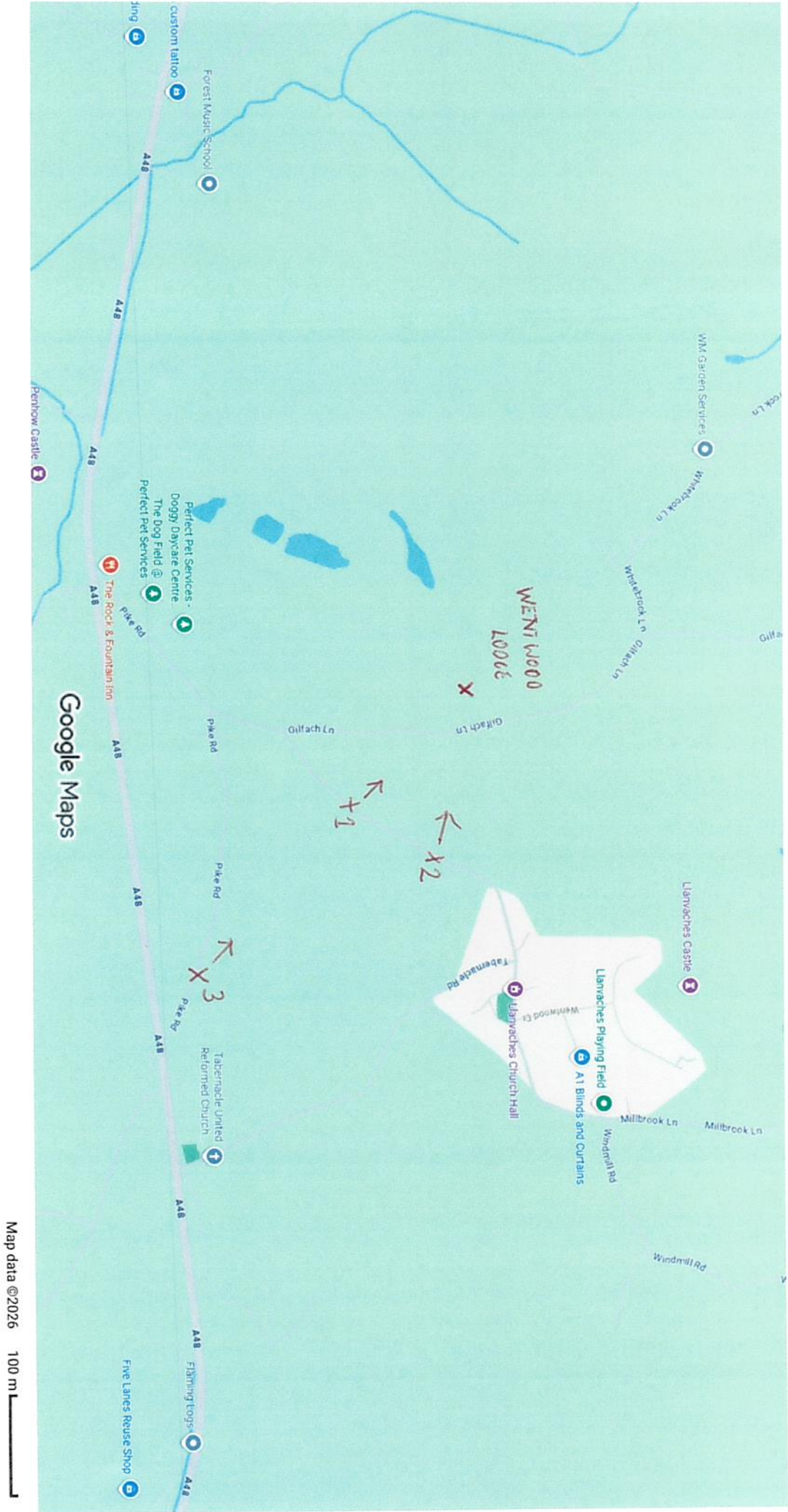
Wentwood Lodge can be seen in distance to RHS of telegraph pole

Photo 3 -view from house on Pike Road



Wentwood Lodge can just be seen in distance but mainly shielded by existing tree cover

Wentwood Lodge NP26 3BA



Wentwood Lodge, Gilfach Lane, Llanvaches NP263BA

