

REFERENCE: 26/0316

PROPOSAL: TWO-STOREY SIDE EXTENSION, GARAGE CONVERSION AND OTHER ALTERATIONS INCLUDING BALCONY AND ROOF LIGHTS

SITE: Wentwood Lodge Gilvach Lane Llanvaches Newport NP26 3BA

APPLICATION TYPE: Full

CASE OFFICER: Emma Brinkworth

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

Comments:

A balcony at first floor level with a glazed surround and extensive picture window is not characteristic of the open countryside and Special Landscape Area setting.

Visually the extension would be screened from adjacent highway views by boundary hedges. The house is however quite prominent in the wider landscape albeit at distance [over 300m, see below left], with public footpaths closer [see below right] which may have more direct views across the open fields.



Relevant policies:

1. GP5 General Development Principles – Natural Environment :

- v there would be no unacceptable impact on landscape quality
- vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

2. SP8 Special Landscape Areas

The site lies within the Wentwood Special Landscape Area. Proposals are required to contribute positively to the area through high quality design, materials, and management schemes that demonstrate a clear appreciation of the area's special features.

Recommendations:

1. Views analysis from the footpaths and highway on the edge of Llanvaches is required, through the submission of photos at key points to illustrate that there would not be a negative impact from the introduction of a first floor balcony and picture window on the main elevation. Photos should be taken as panoramas to illustrate the wider view. If impacts are identified, mitigation through planting is unlikely to be an option, although there may be an opportunity to mitigate through redesign.
2. New planting to meet GP5 is required, this would be proportional to the domestic scale of the proposal for example there may be opportunities for small tree or native hedge planting within the garden. Planting should be shown on a scaled plan along with the proposed plant species, size, density.