

REFERENCE: 25/0241

PROPOSAL: PROPOSED ADDITIONAL STOREY INCLUDING NEW HIGHER ROOF AND DORMERS

SITE: Stonewell, 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, further details of the proposed hard and soft (planting) landscape, proportionate to the site, should be conditioned to ensure appropriate plants and materials are proposed and to comply with GP5 of the NCC adopted LDP. Sustainable approaches to design would be encouraged and consideration should be made of the adjacent SINC (Llandevaud Common), protected woodland and Public Right of Way (Path Code 394/62), from which the development would be visible. Compensation for the additional built form should be made and additional trees proposed to mitigate the visual impact.

A planting plan should include:

- Species
- Size
- Quantity
- Spacing
- Maintenance regime

A hard landscape plan should include:

- Paving materials
- Boundary treatment
- Enclosures