

REFERENCE: 26/0269

PROPOSAL: CONSTRUCTION OF PART SINGLE, PART TWO STOREY EXTENSIONS TO EXISTING PROPERTY ALONG WITH DETACHED ANNEX AND DETACHED GARAGE/DOMESTIC WORKSHOP

SITE: Robinwood Belmont Hill Caerleon Newport NP18 1JX

APPLICATION TYPE: Full

CASE OFFICER: Vicky Quinn

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

Comments:

The site is located outside the urban boundary in the open countryside. The detached dwelling sits centrally within the curtilage in an elevated position with vehicular access from Belmont Hill and backdrop of trees.

The proposals are complicated by including a reduction in lawful development that was approved under 25/0845. I think from a landscape point of view, the main concerns will be:

- visual impact of the detached annex [including the proposal for a balcony to the NW and SW] from the adjacent public right of way shown below left
- glimpsed views of the detached 1.5 storey double garage from Belmont Hill to the south shown below right
- tree cover needs to be successfully retained, the Tree Team have raised a concern over site and adjacent trees



Policies:

All proposals should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

Recommendations:

The following is required:

1. Site photos for the proposed annex (currently garage) from the public right of way looking into the site at various locations heading north and south, and photos out from the annex location. There may be sufficient intervening vegetation although this will be more open in winter months or there may be a need for new planting or a change to the balcony proposal.
2. For the proposed garage, new evergreen dominated hedge planting is recommended to further close off the area south of the garage from views, ideally close to the break of slope.
3. Tree information to confirm successful retention of site and adjoining trees.

For new planting, a plan will be required to show planting type, species, size, density and an outline of maintenance to cover new planting until established.