

REFERENCE: 26/0348

PROPOSAL: PROPOSED REPLACEMENT DWELLING

SITE: Little Hunters Lodge Chepstow Road Newport NP26 3AD

APPLICATION TYPE: Full

CASE OFFICER: Vicky Quinn

RECOMMENDATION: FURTHER INFORMATION REQUIRED

Comments:

The site is not within a Special Landscape Area.

The context of the site appears to have been cleared, as shown in site photos and Google Earth below.



A LVA has been submitted by C2J architects – this does not accurately reflect the existing landscape character, mention published landscape character assessments, or the proposed change to the landscape character. I would argue that the proposal is not in character with the rural location due to the use of extensive wrap-round first floor glazed balcony and terrace to the west, east, south, and the extensive glazing to the west and east elevations.

I would agree that the impact on visual amenity is minimal, although private views from the adjacent main house [Hunters Lodge] have not been assessed.

Photomontages are useful but have not been incorporated into the LVA.

No new planting is proposed, this is required to meet LDP GP5 but would also normally be incorporated into the LVA to help visually ground the proposal.



Relevant policies:

- The proposal 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:

1. Photos to show the view out from the site in all main compass directions.
2. It would be helpful to also show the first floor level on the site plan – currently the ground floor is shown which does not reflect the extent of the balcony/terrace.
3. A Soft Landscape/Planting Plan showing planting type, species, size, density; and an outline of maintenance and management plan for five years to cover new planting until established and management of existing vegetation that provides a screening/softening role. It is advised that a suitably qualified landscape specialist/professional is used to satisfy the above.