

ADDENDUM 26.1.17

Item No: 2

Application No:	16/01984/FUL	Author	Maxine Ingram
Date valid:	16 December 2016	:	
Target decision date:	10 February 2017	☎:	0191 643 6322
		Ward:	Benton

Application type: full planning application

Location: Land East Of 12 Glebe Crescent Forest Hall NEWCASTLE UPON TYNE

Proposal: Erection of 6no two bedroom three person bungalows with associated parking and landscaping

Applicant: Isos Developments Ltd., C/o Agents

Agent: HMH Architects, 26 Enterprise House Team Valley Gateshead NE11 0SR United Kingdom

RECOMMENDATION: Application Permitted

Landscape Architect

The following comments from the Council's Landscape Architect have been received:

The current site is 0.45ha (gross) in size and is used and maintained as recreational grassed open space. The site area is set within an existing intimate area comprising of mainly residential houses in the immediate vicinity. The topography of the site is generally flat with a slight fall to the southeast. The site area is effectively bordered on three sides by an estate access road and overlooked by the two-storey semi-detached properties of Glebe Crescent, which effectively contain the site along its western end. There are several mature trees located along the boundary area of the site, with a number of occasional street trees beyond in the streetscape.

There is an informal (desire line) path that is used as a short cut, crossing the site from the southwest in a diagonal alignment, which offers access to a walkway through to Myrtle Crescent.

Current development proposals include the construction of six bungalows with associated footpaths and parking bays and an external (soft) landscape element containing a number of new trees. There are a small number of existing trees to the surrounding area which do not impact on the site so

protective fencing is not a requirement unless site cabins are placed in proximity to existing trees elsewhere on the open space.

Proposed Conditions:

- Fully detailed landscape plan to be submitted with tree species specified at a minimum size of 12-14cm girth and of native origin.
- Any site storage or parking of (plant) vehicles located within the root protection area of any tree within the wider area of the proposed site is to be protected in accordance with BS5837: 2012 Trees in Relation to Construction-Recommendations
- No utilities or drainage should be located within the root protection areas of any nearby trees. Where installation or alteration to existing underground services has been agreed near or adjacent to trees, all works shall conform to the requirements of the National Joint Utilities Group publication Volume 4 (November 2007).

The Council's Landscape Architect has raised no objections to the proposed development subject to conditions being imposed.

One further letter of objection has been received. The objections raised are summarised below:

- Impact on landscape.
- Loss of privacy, visual amenity, residential amenity.
- Poor/unsuitable vehicular access.
- Traffic congestion.
- Will result in visual intrusion.
- Only green area nearby where children can play safely and where local residents walk their dogs/socialise.
- Existing houses suffer from damp and having additional surface water utilizing the existing drainage system will make the situation worse.
- The traffic situation is already extremely busy and parking at a premium.
- Obstruct the view of the field as well as invading the privacy to the rear of my garden. This will no doubt have a detrimental effect on the property value.
- There are better sites available for his development.
- When will the Council realise that the majority of residents are against this development. The same residents that probably voted them into office. This development needs to be shelved now.