

**PREFACE ITEM**

APPLICATION NO. 14/0152/FULL

APPLICANT(S) NAME: Mr J Tilley

PROPOSAL: Erect detached four bedroom dwelling, drop kerb to front for vehicle access and provide retaining wall to rear to level garden, incorporating the removal of the front privet hedge

LOCATION: 14 Brynheulog Road Newbridge Newport NP11 4RG

The above planning application for a detached dwelling was deferred at Planning Committee on 8<sup>th</sup> October 2014 to allow Officers additional time to clarify the difference in ridge height between the proposed dwelling and the existing dwellings either side, as well as the height of the conifer trees along the eastern boundary of the site. A copy of the original report is attached.

This information has now been submitted and according to the survey undertaken, the proposed dwelling has a ridge level 1.0 metre lower than the ridge level of 14 Brynheulog Road to the west, and 4.6 metres higher than the ridge level of the property to the east, i.e. Shangri-La.

The 4 conifer trees along the eastern boundary of the site, i.e. between the proposed dwelling and Shangri-La, measure between 9.0 – 11.0 metres in height, and are approximately 0.9 metres lower than the ridge level of the proposed dwelling, but significantly higher than the proposed rear balcony. The trees would be removed due to the proximity to the new dwelling.

Recommendation – that Planning Permission is GRANTED subject to the conditions set out in the attached report and amended to reflect the details described above.