

NP/06/076/VH/dg

24th March 2006

Mr G Davies,
15 Connacht Way
Llanion Park
Pembroke Dock,
SA72 6FB

Dear Mr Davies

Re: Bettws Newydd, The Parrog, Newport

I refer to the application for a replacement dwelling at the above site.

This application was reported to the Development Management committee meeting on 22 March 2006 where it was resolved to delegate the decision to officers to further discuss the detailed design. Members endorsed the principle of the modern design approach taken, but there are a number of areas that were considered to require further discussion. These were primarily:

- The overall height of the building with a need to reduce the size to a more traditional two storey dwelling at its southern side and a single storey on its northern side. At present the heights reflect a three storey property to the south and two storey to the north.
- The roof balcony - there was much concern at this element and it is considered that this needs to be removed or provided in an alternative way.
- The front (entrance) elevation - this was felt to be rather bland and needs further consideration
- The treatment of the surrounding woodland/scrubland - it was considered that this should be retained and managed to provide a long term woodland habitat
- Materials - in particular the use of UPVC

The application was also delegated to take advice regarding a badger sett on the site, and further consultations will need to take place in this respect.

It will be necessary to carry out further consultations with regard to any amended plans, and I would therefore be grateful if the above matters could be given further consideration and further plans submitted at your' earliest convenience. Should you wish to meet to discuss these aspects I would be happy to do so, although I regret that my diary is rather full for the next three weeks!

Yours sincerely

Vicki Hirst
Principal Assistant
Development Management

(Note : Our transcription from a scanned copy, plus our emphasis.)