

Address: Oak Haven, 1a Trinity View Caerleon NEWPORT

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: 1. Privacy and proximity concerns; the sketches do not state the proximity to our boundary, which could be an issue regarding privacy and light access. If permission is to be considered I would like to request a shadow study or daylight analysis. I would also request explicit confirmation that no windows or balconies will overlook my property.

2. Foul water drainage concerns; there is a known issue with the foul water main, which leads to frequent issues. Welsh Water have installed a level monitoring alarm however the main gets blocked and overflows into the surrounding areas several times a year. I request that Welsh Water be consulted to assess whether the current system can handle an additional property. I also request that NCC ensure a detailed drainage and foul water management plan is submitted as part of the planning application.

3. Existence of a restrictive covenant between the original landowner and the subsequent owners; point 3 of the third schedule states:

(3) NOT to erect any building on the transferred land or any part thereof nor to make any addition or alteration to any building (after erection) otherwise than in accordance with plans elevations and specifications to be first submitted to and approved in writing by the Transferors' Architect Surveyor.

It is my understanding that this consent has not sought, therefore any attempt to build a new dwelling will be in breach of this covenant, therefore unlawful

Address: Hillcroft Pollard Close Caerloen

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comment:

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1. Air Quality, additional dwelling will have an impact on the Caerleon Air Quality Management by increasing vehicle journeys through the area, which goes against Policy GP7 of the Newport Local Development Plan 2011-2026.
2. The building will be on the edge of a green zone/Woodland and will have a large impact on the bio-diversity of creatures in and around the woodland area noting the National Policy and Policy GP5 of the adopted Newport Development Plan 2011-2026.
3. The proposal is poor placemaking and does not preserve or enhance the quality of the surrounding area contrary of Policy GP6.
