

# Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/01/2026 10:39 AM

## Application Summary

Address: 4 Nant-Y-Moor Close Coedkernew Newport NP10 8HH

Proposal: PROPOSED GROUND FLOOR EXTENSION, LOFT CONVERSION WITH REAR DORMER AND ANCILLARY BUILDINGS

Case Officer: Marnie Ostler

[Click for further information](#)

## Customer Details

Name:

Email:

Address: 8 Nant-Y-Moor Close Newport

## Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: House appears to be designed specifically to be turned into a HMO in the future or creating a home of multiple bedrooms (10 bedrooms namely garage conversion to bedroom, study converted to a bedroom, 4 bedrooms on the first floor, 1 bedroom in the loft conversion, up to 3 bedrooms from workshop/hobby room/gym).

The house was originally designed for 4 cars max, 2 in the double garage and 2 on the drive (max possible). With the garage removed, only 2 car parking spaces remain for a 6 bedroom house in its current proposal never mind 10 bedrooms. Parking in the estate is already causing issues and further cars will cause additional noise pollution and air pollution to existing residents. Safety of children on the estate will be compromised if additional cars to the level expected of a 6-10 bedroom home if approved.

Previous planning applications for this property have been in part refused due to traffic issues and that was when additional cars were able to be parked in the existing rear garden area by demolishing the garage to create access. As this is now a bedroom conversion where will the increased number of cars park? This will massively diminish the quality of life for existing residents but in the main to number 5 who will have to navigate access to their property with

excessive numbers of cars from the proposed development of number 4.

I would query why an additional bathroom downstairs which has to be accessed through the pantry then through the utility but just so happens to be next to the study. This would allow the blocking up of the current proposed door from the utility into the bathroom and converting the study into a bedroom with ensuite.

All neighbours who have converted their garages have created extra living space not bedrooms with the need for additional parking.

Gym/workshop/hobby room proposed having a toilet with running water supplied. Why? The house is in very close proximity so why is a toilet needed in the gym with toilets on the ground floor in the main house. If approved, the toilet can easily be then converted into a bathroom converting the 3 outbuildings into bedrooms which would then result in additional cars with no parking provision.

Obscured glass in the master suite in the loft is odd. With the windows open the privacy of all 6 homes which the dormer would then look across will be compromised.

Why does the wrap extension roof have to be pitched to that degree making the look of the extension visible to all residents rather than a flat roof.

Why move the front door. This allows the garage conversion to be converted into a self contained flat with the original door opening being reinstated.

The property marked in red on the plan includes the access road to the property which is also the access road to number 5 with both properties sharing the road to access their drives. Even under its current proposal where are the additional cars going to park with 6 bedrooms never mind 10 bedrooms?

There is a grass verge outside both properties which is part of the estate and owned collectively by all properties on the estate as the road has not been adopted by the Council. The land cannot be taken by number 4 and turned into additional parking. Removing the grass verge will remove vital drainage and increase the risk of flooding as a result.

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Kind regards