

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/01/2026 3:44 PM

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: In addition to comments already made which I totally agree with and support the objection to the planning application, I would like to highlight the property is served by a small road off a small cul-de-sac with the access road serving 2 properties, number 4 and number 5. Creating a 6 bedroom property I would expect provision for 4 car parking spaces. Converting the garage to a bedroom removes 2 car parking spaces. Due to its location and access to it causes an issue for parking and a 6 bedroom house with potential of being a 10 bedroom home as mentioned in previous comments does not allow sufficient off road parking.

Refusing the garage conversion to a bedroom with potential additional car parking need would ensure the property is at most a 5 bedroom home serviced by the 4 car parking spaces utilising the current garage in its present form.

The loft conversion dormer would be best positioned on the front of the property with clear glass windows which does not overlook any other properties compared to its current proposal overlooking the rear gardens of 6 current properties directly.

The proposed development would result in increased vehicle movements in close proximity to

neighbouring properties, causing a significant disturbance to those neighbouring occupiers, which would be harmful to their residential amenity and contrary to set policies.

The proposed development will adversely affect the residential amenity of the neighbouring dwellings in terms of its overbearing nature and its close proximity to the neighbouring gardens.

The garage conversion to a bedroom increasing headcount and hence car potential should be refused along with the proposed toilet in the gym removing the ability to convert the outbuildings into additional bedrooms. Refusing the ground floor bathroom would also prevent the study being turned into a bedroom with ensuite. Car parking in its present form is suitable for a 5 bedroom home and refusing the above ensures the parking allocation remains in line with a 5 bedroom home and will not impact the neighbours accordingly.

Kind regards