

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/02/2025 6:44 PM

Application Summary

Address:	52 Bryngwyn Road Newport NP20 4JT
Proposal:	CONVERSION OF AN EXISTING GARAGE AND CHANGE OF USE TO A ONE BEDROOM FLAT
Case Officer:	Marnie Ostler

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	50 Bryngwyn Road Newport

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Both Newport City Council and the *REDACTED* family were misled by the original builder of the garage *REDACTED*. We were told that this construction was built to provide parking for the tenants of the house and it has never done so. Even after *REDACTED* sold the flats, he still continued to rent the garage from the new owner to run his property business from, and store his sports cars in.

If we had known this at the time of the original application, we would never have agreed to its construction.

It is quite clear from the size of the building that it was never intended to be a garage but to be converted into living accommodation at some point. The size of the building completely dominates our garden, and *REDACTED* continually reversing his transit van to the garage means we have no privacy to enjoy the garden. To convert this building to a flat would mean a further invasion of our privacy with the roof lights overlooking our garden.

The garage is also so positioned that occupants it will be able to look into our kitchen and dining room, again impacting upon our privacy.

The rear entry to the flats means that we constantly have people (who change all the time) walking 6ft from our kitchen and dining room window and looking in whilst we are eating dinner. The proposed conversion would increase the footfall and mean even more people either walking past or driving cars right outside our dining room and reducing our privacy even further.

There are five flats in the original house. At times there have been as many as 8 cars associated with the flats, and the lack of any parking provision means the street is ridiculously

overcrowded with cars. This causes friction and animosity between all the people living in the immediate area. To allow the conversion of the garage to a flat will only exacerbate this issue. How many individual houses have the current 5 cars in the flats, associated with just one building.

There are additional problems associated with the HMO as there are with many others that have been allowed in Bryngwyn Road.

The recycling bins remain on the street after the collection on Tuesday morning providing a trip hazard for parents taking their children to Clytha School. There is also a gravel parking area at the front of the house, which is often used by one car, but means that the gravel is spread all over the pavement creating a slip hazard that a number of people have fallen on including my 90 year old mother.

The rear of the property is not maintained and is covered with building materials and bags of rubbish that may attract vermin. There is also an open drain on the drive which has periodically had sewerage leaking from it.

REDACTED

Kind regards