

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/01/2026 10:54 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:	17 Nanty-Moor Close Coedkernew

Comments Details

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

Reasons for comment:

Comments: I object to this application due to overdevelopment, excessive scale, and intensification of use. The large dormer, multiple extensions, extra bedrooms, and garage conversion would create a 10 bedroom house; looking at the plans, with the additional rooms in the extension, it could potentially become a ten-bedroom property, dominating the plot and being out of character with this very small 17-house estate, which has a consistent scale, roofline, and spacing between properties.

The property already has 3 toilets, with 2 more proposed in the main house, plus a WC in an outbuilding at the far end of the garden. The cumulative number of WCs and bedrooms would place additional pressure on the shared sewage pump, which is already at capacity, and raises concerns about over-intensification and potential independent use.

The road is unadopted by the council, and the shared drive provides only two spaces. All neighbours already struggle with parking the roads are small and narrow and couldn't deal with a 6-10 bedroom house with all the additional vehicles that would come with it, and additional bedrooms and facilities would increase traffic, on-street parking, and congestion, creating safety issues.

The proposed windows are shown as obscured glazing, but in practice they can and likely will be opened, reducing privacy for neighbouring properties. The scale, elevated activity, and these windows would harm privacy and neighbour amenity.

Overall, the proposal is disproportionate and would harm the character and amenity of the

estate. Conditions or refusal are needed to protect infrastructure, parking, privacy, and estate character.

Kind regards