

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/01/2026 12:13 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: 12 NANT-Y-MOOR CLOSE COEDKERNEW NEWPORT

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Objection to planning application 25/1074 - 4 Nant y Moor Close.

Objection is made to this application on a number of grounds as listed below: -

- a. The proposal effectively doubles the size of the property, the massing of which is totally out of keeping with the range of properties within the Nant y Moor development.
- b. The increase in occupancy of the proposal will inevitably increase the traffic flow in an already congested area. Particularly given the restrictive nature of turning at the local hammer-head.
- c. The increase in traffic flow is extremely detrimental to the quiet enjoyment not only of the immediate neighbours but also all neighbours within the Nant y Moor development, due to the configuration of the road network.
- d. Further on the point of traffic disruption; the congestion during the construction period will be severe. The nature of construction will necessitate deliveries of significant quantities of materials utilising some sizable lorries and delivery vehicles, creating significant disruption and hazard throughout the estate roads with Nant y Moor Close. This will be further aggravated by the workers and their vehicle needing somewhere close to park-up etc. This increase in traffic

activity during construction and from the increased occupancy, will perpetually increase the hazard to residence especially those with young children.

e. The increase occupancy will inevitably increase the discharge of waste form bathrooms and toilets. As far as can be ascertained the Foul Drainage at Nant-y-Moor Close flows from both extreme locations to a junction point adjacent Nos. 8 & 9 and then travels between/at the backs of (12,14 &15) and (18.17 &16) to meet the sewer in Blacksmiths Way. It is understood that there have been historic difficulties on a regular basis with this arrangement, causing problems at the junctions. Any increase in foul discharge would obviously exaggerate this problem. THIS WOULD DIRECTLY AFFECT MY PROPERTY. This Application proposes to increase discharge into the existing system and is therefore unacceptable.

f. In addition, this proposed increase in accommodation will inevitably generate an increase in refuse waste and recycling. There would be an increase in the number of bins required, all of which need to be stored when not placed out for collection. When out for collection these increased numbers with obstruct pavement/driveways and road. In periods of high winds (ever increasingly) these bins can and are likely to be blown across roadways and adjacent properties cause hazard throughout.

g. The proposals within this application fail to be in-keeping with the characteristics of all properties within the Nant y Moor Close development. The massing and increase occupancy is not in-keeping with any other property. The surcharging of the existing drainage system is likely to cause problems and distress to the residents, the drainage system is already under strain and therefore the increased discharge resultant from this proposal is unacceptable. The increase traffic congestion is unacceptable.

I respectfully request the Council to give serious consideration to these objections and refuse this application.

Yours sincerely,

16 January 2026

Kind regards