

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/01/2026 3:37 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: I hereby request the Council kindly refuse the application due to its overdevelopment and in contradictions to the restrictive covenants of which all residents on the Estate are bound by and of which the owner of number 4 will have signed and agreed to abide by, upon purchasing the property.

The Restrictive Covenants as laid out in the deeds of all properties on the estate read

(1) "Not to use or cause or suffer or permit to be used any building which shall hereafter be constructed on the plot otherwise than as a private dwellinghouse in single household occupation"

REDACTED, at its most requiring a 4 bedroom home. I would question why a 6 bedroom/10 bedroom home when the covenant states the property can only be occupied by a single household.

(2) "Not to do cause or permit or suffer to be done in or upon any part of the plot any act or thing which may be or become a nuisance damage annoyance or inconvenience to the owners or occupiers of any part of the Estate"

I believe the over development and all the issues it brings is covered by the said covenant which is proven by 15 of a possible 16 residents on the estate opposing the application.

(3) "Not to place or cause or permit to be placed upon the plot any erection or structure of any kind or hut or any greenhouse of more than domestic size"

The proposed workshop/hobby room/gym is certainly not a structure of domestic size extending across the entire rear garden and protruding into the garden as it does.

(4) "Not to obstruct or cause or allow the Driveway (main thoroughfare through the estate) to be obstructed in any way whether by parking of vehicles or otherwise"

As pointed out, this over development will undoubtedly cause the road to be obstructed by delivery vehicles, construction staff vehicles due to the size of the build.

(5) "Not to do or permit or suffer to be done upon the plot or the Estate any act or thing which may impede the adoption of a vesting in any public or statutory authority of the roads which are intended to become maintainable at public expense constructed within the Estate"

The overdevelopment will result in excessive lorries and construction traffic which will only add strain to the surface of the current thoroughfare in the estate which is currently unadopted for which the residents hope for it be adopted at some point as intended. Any damage from the overdevelopment to the road may hinder the process

(6) "There shall be no easement of light or air which would prejudice the free use or enjoyment of any adjoining or neighbouring land"

The overdevelopment will reduce the light for some residents and the added volume of cars servicing a 6-10 bedroom house will reduce the air quality accordingly.

Kind regards