

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/03/2026 9:59 PM

## Application Summary

Address: 4 Nant-Y-Moor Close Coedkernew Newport NP10 8HH

Proposal: PROPOSED GROUND FLOOR REAR AND SIDE EXTENSION, LOFT CONVERSION WITH REAR DORMER, ANCILLARY BUILDING AND INSTALLATION OF RETAINING WALL AND REPROFILING OF GARDEN

Case Officer: Marnie Ostler

[Click for further information](#)

## Customer Details

Name:

Email:

Address: 8 Nant-Y-Moor Close Coedkernew Newport

## Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Impact on neighbouring properties (privacy, overshadowing, overbearing):

The new structure/extension sits fairly close to two neighbouring boundaries. There is mention of proposed trees for privacy and screening which suggests Impact on neighbouring properties (privacy, overshadowing, overbearing):

The new structure/extension sits fairly close to two neighbouring boundaries. There is mention of proposed trees for privacy and screening which suggests the architects already anticipated a potential overlooking or privacy issue. New windows overlook neighbouring gardens and habitable rooms. The building mass is too close to the boundary. The height and bulk of the build reduces daylight to neighbours.

Overdevelopment of the plot:

The proposal significantly increases the building footprint relative to the plot and shows a lot of built form on the site. The amount of development is too dense for the neighbourhood pattern and therefore should be refused.

Impact on character of the street and area:

The large extension and outbuildings conflict with the local character. The scheme is not in keeping with the surrounding. Outbuilding issues (Gym + Workshop).

Rear buildings are:

Too large.

Too close to the other gardens.

Used in ways that generate noise.

The plan shows a gym and workshop located at the rear boundary. These are substantial and will create noise/disturbance so should be refused.

Trees and landscaping:

Construction is too close to tree root zones.

Drainage/Surface water management:

Large increases in hard landscaping, roofs and built area trigger concerns about surface water flooding, run off into neighbouring properties and insufficient soakaways or drainage plans.

Proximity to boundaries. Potential loss of privacy / overbearing:

The extension sits too close to two neighbouring boundaries.

Newport's SPG emphasises avoiding harm to neighbours, particularly loss of privacy, daylight or perceived space.

Large glazed family/kitchen area opens toward the boundary.

Screening trees are proposed, suggesting anticipated privacy issues.

The building mass will appear overbearing to the boundary neighbour.

Outbuildings (Gym and workshop) at the rear:

Newport SPG has strict controls on domestic outbuildings especially regarding:

Size

Proximity to boundaries

Impact on neighbouring gardens (privacy/noise)

The gym and workshop sit right against the rear boundary raising likely concerns.

Overdevelopment of the plot:

Newport SPG aims to prevent cumulative bulk that harms character or neighbours amenity. Overdevelopment is a material concern.

Raised decking area:

Newport SPG specifically covers raised amenity spaces because of overlooking risks.

The plan includes a raised deck/patio adjacent to the boundary allowing views into neighbouring gardens.

Parking provision:

Newport Parking Standards SPG requires adequate off street parking for expanded dwellings. Build has inadequate parking provision.

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Where did you hear about this application?

Not specified

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Kind regards