

# 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 7:03 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:	Not specified
Address:	16 nant y moor close Coedkernew Newport

## Comments Details

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

Reasons for comment:

Comments: My Objection to this application is listed below  
It is obvious that this application is to adapt/convert an existing four bed family home into a commercial/HMO property.  
The close cannot support a 10 bedroom property, it is a complete over development (cynical to a point) of a perfectly proportionate property and surrounding footprint.  
Permission should not be granted (previous less ambitious application refused) given the already strained capacity of the sewerage system and road infrastructure, which has yet to be adopted after 22 years.  
The proposed application presents a clear and unacceptable risk to public safety. The area simply cannot support the volume of traffic associated with a build of this size without significant road adaptations, traffic management measures, and parking solutions, none of which have been addressed in the application.  
The proposal fails to comply with most current planning policies, not least, highway safety, sustainable development, and the protection of residential amenity.  
The grass verge outside both properties (No's 4&5) is part of the estate and owned collectively by all properties on the estate as the road has not been adopted by the Council. The land cannot be taken by number 4 and tuned into additional parking. Removing the grass verge will remove vital drainage and increase the risk of flooding as a result.

Kind Regards

