

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/02/2026 12:30 PM from

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: 17 Nant-Y-Moor Close, Coedkernew, Marshfield Newport

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I'm write to submit an opposal to the additional representations regarding the above application.

Since the original proposal, several amendments have been introduced which, taken cumulatively, give rise to further material planning concerns:

Garage Reclassification and Parking Provision- The redesignation of the garage to a living room materially reduces on-site parking capacity. Given the existing parking pressures within the estate, this change raises clear concerns regarding highway safety, congestion, and overspill parking. The proposal appears inconsistent with Policy SP3 (Transport) of the Newport Local Development Plan, which seeks to ensure developments do not adversely impact the safe and efficient operation of the highway network, as well as the Council's Parking Standards Supplementary Planning Guidance requiring adequate parking provision.

Design and Visual Impact- Glass Roof Structure. The proposed glass roof represents a visually prominent and incongruous feature that fails to respect the established character, appearance, and design cohesion of surrounding properties. This raises concerns under Policy SP6 (Design), which requires development to be of high-quality design and to positively contribute to the local distinctiveness and visual quality of the area.

Wall, Screening, and Steps- Intensity of Use-The scale and arrangement of the additional walling, screening, and steps suggest a level of development associated with the outbuildings/outhouses that may exceed incidental domestic use. This introduces concerns regarding overdevelopment and potential impacts on neighbouring occupiers, contrary to Policy GP2 (General Amenity), which seeks to protect residential amenity from unacceptable harm including overbearing impact, noise, and disturbance.

Accuracy and Clarity of Parking Layout-The latest submitted parking drawing inaccurately depicts the shared driveway as if it forms part of No. 4's private parking area. This misrepresentation risks undermining a fair and accurate assessment of parking adequacy under Policy SP3 (Transport). The shared area should be clearly labelled to ensure proper evaluation of the true parking provision.

Impact on Common / Shared Amenity Space- Concrete boulders have already been repositioned away from the edge of the common ground, resulting in vehicles manoeuvring and parking on the grassed/nature area. This has contributed to visual harm and erosion of shared amenity space, raising concerns under Policies SP6 (Design) and GP2 (General Amenity).

Taken collectively, these amendments materially alter the impacts of the proposal. I respectfully request that full weight be given to considerations of design quality, residential amenity, and highway safety in accordance with the Newport Local Development plan

Where did you hear about this application?

Not specified

Kind regards