

From: *REDACTED*

Sent: 29 April 2026 23:33

To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>

Subject: Planning Application 26/0029

Dear Planning Officer,

Beech House, 21 St. Mellons Road, Marshfield

Subject: Objection to Planning Application 26/0029 – Proposed Demolition of Shared Boundary Wall

I am writing to formally object to planning application 26/0029, specifically in relation to the proposed demolition of the boundary wall shared between the application site and the residents of Orchard Close.

This wall is not solely within the applicant's ownership or control; it is a shared structure that forms a physical and visual boundary between properties. Its removal would directly impact neighbouring residents, both in terms of property definition and residential amenity. The loss of this boundary would reduce privacy, alter the established character of the area.

I would also like to emphasise that this element of the proposal appears to have been introduced only recently as part of an amendment to the application. As such, it raises concerns about whether affected neighbouring residents have been given adequate notice and opportunity to comment on this specific and materially significant change.

Under the principles set out in the Planning (Wales) Act 2015 and national planning guidance, including Planning Policy Wales, development proposals are expected to respect the amenity of neighbouring occupiers and maintain the character of existing residential environments. The removal of a long-established shared boundary feature conflicts with these principles, particularly where it results in harm to neighbouring properties.

Furthermore, the Newport Local Development Plan places emphasis on protecting residential amenity and ensuring that new development does not have an unacceptable adverse impact on surrounding properties. The demolition of a shared boundary wall, without clear agreement from all affected parties, raises significant concerns in this regard. It also fails to demonstrate appropriate consideration of existing site context and established boundaries, which are key material planning considerations.

In addition, as a shared structure, the wall may be subject to separate legal protections under property law (including party wall considerations), and its removal

should not be determined solely through the planning process without proper regard to the rights and interests of adjoining residents.

For these reasons, I respectfully request that Newport City Council refuses this element of the application or requires the retention of the existing boundary wall, unless and until full agreement has been reached with all affected neighbouring parties.

Thank you for your consideration of this objection.

REDACTED

7, Orchard Close, Marshfield, CF3 2UA