

From:

Sent: 23 April 2025 14:03

To: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>

Subject: Concerns Regarding Planning Application 25/0241 Stonewall, Lower Road, Llandeudaud, Newport NP18 2AE

Dear Grant,

Thank you for taking the time to speak with me on April 14th to discuss concerns regarding the above planning application. I am writing today to confirm the concerns we discussed.

It is noted that the drawings submitted with the application contain no dimensions; therefore, any comments are reliant on the specified scale being correct.

As discussed, there are concerns that the proposed development will have a significant detrimental impact on the privacy of our property (Myrtle Cottage) and the surrounding rural area, taking into particular account:

- (a) Loss of privacy
- (b) Reducing the level of daylight
- (c) Being overbearing in size and scale

The following points support these concerns:

- **Privacy Concerns:** It is proposed that there are four rear-facing windows facing directly into the garden and windows of Myrtle Cottage.
- This will undoubtedly lead to a significant loss of privacy for our property.

- **Proximity to Myrtle Cottage:** Current planning guidance suggests that for extensions, there should be a minimum of 21 metres between properties with facing windows.
- With planning already in place and active for a rear single-storey extension at Myrtle Cottage, this minimum distance will not be met.

- **Existing Granted Planning Applications:** Under granted planning application ref. 19/1045, the following condition was applied:
- "If at any point the hedgerow located along the western rear boundary of the site is removed in part or reduced below a height of 1.8 metres, details of a proposed boundary treatment measuring 1.8 metres in height shall be submitted to and approved in writing by the Local Planning Authority. The

approved boundary treatment shall then be installed fully in accordance with the approved details within 1 month of the decision and retained in that state thereafter. Reason: In the interests of protecting the residential amenity of the neighbouring occupiers in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015)."

- I believe the proposed development, particularly with the increased height and proximity to the boundary, will compromise the effectiveness of this existing condition and the protection of our property.
- **Proximity to Boundary:** The existing single-storey property is situated close to the property boundary. Current planning regulations state that a two storey extension must be at least 7 meters away from any boundary which I not believe will be met. In addition, whilst I acknowledge that this is not a new build property, it is worth noting that guidance for any new build property specifies a minimum distance of 10 meters between 1st-floor windows and neighbouring boundaries. This proposed development appears to disregard these principles and will cause a significant overlooking issue.
- **Material Inconsistency:** Planning policy requires that materials used in exterior work should be similar in appearance to those of the exterior of the existing house. The proposed rear exterior does not appear to be in keeping with the current property, surrounding properties and rural area. This raises concerns about the aesthetic integration of the development within the existing landscape.
- **Impact on Rural Aesthetics:** The increased height of the roof will have a detrimental impact on the rural aesthetics of the area. It will result in surrounding properties facing buildings rather than the numerous fields that currently characterise the landscape. This will fundamentally alter the character of the area and negatively impact the visual amenity.
- **Size of extension:** The proposed extension is particularly overbearing in size as well as appearance. It is noted that its increase in size is significantly over the limit of 30% as per Policy H13 (Extensions to Dwellings in the Countryside).

I urge you to carefully consider these points when assessing the planning application. I believe that the proposed development, as it stands, will have a

significant negative impact on the privacy of local properties and the character of the surrounding rural environment.

Thank you for your attention to this matter, please do not hesitate to contact me to discuss anything further or to arrange a site visit.

Kind Regards,