

Address: 27 Fields Road Newport Newport

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We live at 27 Fields Road; the property attached to number 26. We are directly affected by the works which have already been carried out, and would be by the proposed actions of the owners of 26 Fields Road. For this reason, we offer the following concerns and objections. The shared boundary wall between the two properties has already been used for the construction of the very large ‘storage area’ without any reference to us, or, as it seems, to the Planning Department. Currently the roof of this structure is shoddily made with lengths of black fabric hanging over our side of the wall. The ‘Plexi glass’ has already needed a repair, apparently. The Plexi glass appears to be stuck to the rear elevation with black tape. The height of the structure is above the level of the garden wall and we specifically object to this height extension. The structure is unsightly, disproportionately large in area, and not in keeping with the local aesthetics. In the event of a fire, how would one escape from the bedroom window directly above? We can see this unattractive construction clearly from our garden, where we eat and socialise. From our back bedroom window, it is even more unsightly. (Photos available). If it is for storage, why does it have to be so tall / large? For this reason, we object to both the storage area and the proposed permanent structure, labelled ‘bathroom’™ being constructed. We specifically object to any structure that is under consideration being higher than the present party wall. The owners should now be required to reduce the current height of the roof of the storage area. In addition, as there appears to be no specified height for either construction set out in the plans, we object to any further construction being carried out. The plans indicate that there is no gap separating the proposed bathroom from the shared boundary wall. This suggests that the proposed structure might be built directly onto the party wall instead of being a separate construction. We object to this proposal. We are puzzled and concerned by the building of a bathroom at such a distance from the house. What is the reason for this? The plans indicate that the storage area and the bathroom will be joined by a door, and the storage area will have its own access to the back terrace. This all indicates the construction of an additional, joined up living area. We also understand that the ‘storage area’™ has been, and is being, used as a kitchen / living room. (Photos available). If indeed the proposed ‘storage area’ is intended as living space, this would surely require a separate application to the Planning Department. The dining area of the house is already an extension. We understand that there has been an attic conversion, again, with no reference to us. At what point does extending the house reach its permitted limit? All the materials for the proposed bathroom are stacked up in the front garden and have been since last summer. This is not only unsightly but also suggests that permissions were, again, taken for granted. There has been little or no respect for neighbourly considerations. The internal works were so disruptive that we emailed Mr. Huw Williams on Christmas eve, 2024, after repeated requests for reasonable working hours next door. We had been told by our neighbour that a fireplace was to be removed for aesthetic reasons. The truth was that every chimney breast in the building was ripped out using power tools, with all the related noise, dust and damage to the interior of our house, over a period of months, including Christmas. This extreme action has compromised the sound proofing between the two joined houses. Consequently we are

extremely concerned about the nature and legality of these further proposals.

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