

Planning Application 25/1056    Proposal Replacement Dwelling

Bramley Catsash Road Langstone Newport NP18 2LZ

12 January 2026

Attention Vicky Quinn

Firstly I am pleased in principal to see that Bramley is to be developed after being left unused and derelict for over 30 years.

I would like to raise the following points concerning the planning application that has been applied for Bramley Ref 25/1056

The new proposed two storey dwelling is much larger compared to the Bungalow that was previously on the site.

Concerning the plans put forward it is be positioned noticeably closer to my property and boundary, being moved towards the far North West of the plot, this raises two concerns.

One is how close the garage is shown next to the drive way, which could lead a restriction in the use of vehicles over the driveway to my property; this could easily be addressed by leaving a reasonable clearance.

Secondly the existing hedge on the West side is shown as if it is within the Bramley boundary, Drawing Block plans SD903.02 & SD903.04

This not correct in that the hedge is planted within the boundary of my property Oakwood, so would want to ensure the new building is positioned to reflect this and to safeguard the roots of the hedge.

Also I would like some clarity as to the ground level that the house is intended to be constructed at, as I am not able to see from the plans that have been submitted.

Bramley is a sloping site and it will make a difference if the house is to be built at the highest level or from the lower level which is further to the South of the site and it will affect how much the house will be visible from my property.

The elevation that is proposed to back towards my house is to be plain render and will effect the sky line above the hedge line, which would mitigated if house is positioned further South on the site, which would naturally lower the roof line.

Concerning what has been called Existing private lane, to clarify my property does have a clear title which has been in place since 1962 before the previous bungalow was constructed, this ensures that there is a right of access with vehicles and in person at all times, so this driveway does give full access to two properties.

Regards \*\*\*\*\*  
Oakwood, Catsash Road Langstone