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Sent: 13 February 2026 11:23

To: NCC - Planning <Planning@newport.gov.uk>

Subject: PLANNING RESPONSE: 26/0010

26/0010: - Demolition of an existing semi-detached dwelling and construction of a replacement two-storey detached dwelling, together with associated works and use of detached holiday accommodation outbuilding as primary residence for duration of construction period – The Grove, Bowdens Lane, Penhow NP26 3AA

Members considered Planning Application 26/0010 in detail and noted the proposal to demolish the one half of the semi-detached cottages, the frontage of which has not changed much in over 100 years. The demolition of The Grove side and the building of a replacement two-storey detached dwelling will have a visual impact on this area.

The greatest concern in a demolition of this type is the impact the actions have on the remaining half of the cottages in particular the 'party' wall, in this case the wall of Castle View. The party wall, is effectively an internal wall at the moment, constructed to split the original 'detached' cottage in two some time ago. The wall may therefore be sub-standard and require additional support, and additional 'skin' to protect it from the elements.

Whilst Council have noted point 6 of the Construction Management Plan in respect of 'Demolition and Construction Phasing' which states the '*making good of the party wall*', Council would like to know more about what the developer of The Grove intends to put in place regarding any defect that may arise in future years to Castle View that is due/down to the demolition of The Grove. Will there be some form of financial compensation agreement in place, will there be a full Party Wall agreement in place? Whilst this is not a *planning material issue*, the Council need to ensure that its residents are protected at all costs. The Council do not believe they have been furnished with sufficient information to support the Planning Application, and would like to know the exact works to be undertaken to support the internal wall that effectively will now become an external wall open to the elements. It questions whether 'rendering' will be sufficient?

A member also had concerns about the proposed siting of the heat resource pump, acknowledging that these can be quite noisy.

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Beverly Cawley
Clerk to the Council

Penhow Community Council

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