

Address: 2 Noral Place Rogerstone Newport

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: I am writing to submit my formal objection to the above-referenced retrospective planning application.

My primary concern relates to the impact that the installed window will have on the privacy and residential amenity of my property. The window directly overlooks my private rear garden, an area regularly used by my household for relaxation, recreation, and everyday enjoyment. While there is an existing boundary fence between the properties, it does not provide sufficient protection from overlooking. Occupants of the converted room are able to see into parts of my garden, resulting in a loss of privacy and a reduction in the enjoyment of my outdoor space.

In addition to visual intrusion, the close proximity of this new habitable room window presents a significant issue regarding acoustic privacy. Private conversations held within my garden can now be easily overheard by occupants inside the converted room. Conversely, noise from the regular use of this habitable space will spill directly into my outdoor seating area. This mutual loss of audio privacy severely diminishes the residential amenity of my property.

The retrospective nature of the application must not lessen the consideration given to the impact of the development on neighbouring properties. The fact that the works have already been carried out does not alter their ongoing effect on the privacy and amenity of adjoining residents. I request that the Council assess the proposal strictly on its planning merits and carefully consider whether it complies with local planning policies relating to residential amenity, privacy, noise, overlooking, and the protection of neighbouring occupiers.

Furthermore, I am concerned that introducing a habitable room window in this location creates an ongoing reliance on the existing boundary treatment to maintain privacy. The current fence and existing planting have been established

for the reasonable use and enjoyment of my property. Given the proximity of the new habitable room window to the boundary, future pressure could arise to alter, reduce, or remove boundary screening, fencing, or vegetation on the grounds of improving light, outlook, or visibility from the converted room. This could further diminish our privacy and exacerbate the impact of overlooking. I request that the Council considers whether the proposed window is appropriately located and whether permanent mitigation measures are required so that privacy is not dependent solely upon the continued presence of the existing fence.

I also note that the planning portal records several previous application (22/0386) retrospective planning applications relating to this property (24/0116, and 24/0351). However, I have been unable to locate the associated supporting documents, consultation responses, or decision notices on the public portal. I would be grateful if the Council could clarify the status and outcome of these previous applicationsâ€"including any conditions that may have been imposedâ€"and confirm whether they have any relevance to the determination of the current application. Given the retrospective nature of the present proposal, it is important that the planning history of the site is fully understood and taken into account.

Should the Council be minded to approve the application, I respectfully request that strict conditions be imposed to protect neighbouring residential amenity. Such measures should include:

Â· Permanent obscure glazing to prevent direct lines of sight.

Â· Restrictions on the opening of the window (such as top-hung, fixed-shut mechanisms, or acoustic glazing) to mitigate noise transfer and overlooking.

Â· Effective privacy screening, provided and permanently maintained entirely by the applicant rather than neighbouring residents, if the Council considers additional boundary screening necessary to make the development acceptable.

In summary, the proposal raises legitimate material planning concerns regarding overlooking, noise transfer, loss of privacy, and the protection of neighbouring residential amenities. I request that these concerns are fully considered as part of the determination of this application and formally recorded on the application file.
