

From:

Sent: 02 September 2026 10:20

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

Subject: Application no 26/0623

63 Marlborough Road
Newport
NP19 0BY

2 September 2026

Planning Officer

Planning Department

Newport City Council

Civic Centre

Newport

NP20 4UR

Subject: Formal Objection to Planning Application No. [26/0623 – 65](#)

Marlborough Road, Newport NP19 0BY

Dear Sir/Madam,

We are writing to formally object to **Planning Application No. 26/0623**, which proposes the change of use of **65 Marlborough Road** from **General Industrial (B2)** to **Storage Warehouse (B8)**.

We live next door at **63 Marlborough Road**, and we are already experiencing serious problems caused by the activities taking place at this property. We are extremely concerned that granting this application will make these problems even worse.

Day and night, people regularly arrive to load and unload vans, mini lorries, and larger vehicles. On many occasions, this activity takes place late at night and even during the early hours of the morning. The noise from vehicles, unloading, and people gathering makes it very difficult for our family to sleep.

We have **two young children who attend primary school**, and these disturbances have caused our family significant stress and anxiety. The ongoing commercial activity has seriously affected our ability to enjoy our home peacefully.

Our objections include the following:

- Frequent loading and unloading by vans, mini lorries, and larger vehicles throughout the day and night.
- Noise disturbance, particularly during late-night and early-morning hours.
- Parking problems caused by vehicles associated with these operations.
- Loss of privacy in our garden due to the constant activity at the neighbouring property.
- Harm to the residential amenity of our family and surrounding neighbours.

We have spoken with several neighbours, and many of them share our concerns and are unhappy with the current situation.

We respectfully ask Newport City Council to give full consideration to the impact this development is having on nearby residents and to **refuse Planning Application No. 26/0623**. We also request that appropriate action is taken to prevent this application from proceeding until the concerns of local residents have been properly addressed.

Thank you for considering our objection. We would appreciate written confirmation that our representation has been received and will be taken into account before any decision is made.

Your faithfully