

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/07/2025 9:06 AM

Application Summary

Address: 20 Ridgeway Newport NP20 5AF

Proposal: NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 23/0843 PROPOSED REAR KITCHEN EXTENSION. AMENDMENTS INCLUDE CHANGE OF ROOF FORM

Case Officer: Marnie Ostler

[Click for further information](#)

Customer Details

Name:

Email:

Address: 18 Ridgeway Newport

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: With reference to the change of floor plan and roof style in this NMA application I have no objection.

My concern is with the issue of the newly constructed patio and the fact that it does not conform to the dimensions on the supporting plan. It seems that it has been extended out by approximately 1 metre.

Also the officers notes in the original permission state that the patio should be constructed 1.3 metres from the boundary of no. 18 Ridgeway, in fact it is more like .95 metre.

This extra build out in both directions has the very real effect of impinging on the privacy of the habitable rooms and rear garden spaces of no. 18 Ridgeway to which I object. There is at present a clear line of sight into the lounge and kitchen of no. 18.

Some mitigation of this overlooking has been provided by way of Condition 3 in the Decision Notice.

This states that an opaque 1.8 metre high screen be constructed on the sides of the patio 1.3 metres from the boundary of no.18.

I fully agree with this assessment.

The notes from the officers report to which I refer are:-
Note 5.2 (the final sentence)

5.5
5.8
5.13
7.1

Kind regards