

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/12/2025 11:30 PM

Application Summary

Address:	20 Ridgeway Newport NP20 5AF
Proposal:	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 23/0843 PROPOSED REAR KITCHEN EXTENSION
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:	I would like to register my objection regarding this application. It cannot be denied that the patio has been built out substantially further than the original application requested and consent duly allowed. In the original plan the patio ended 900mm from the wall of the extension (maintenance path/bin store) giving a total patio depth of 7800 mm and a usable patio area of approximately 42.5 square metres. There was then a change of footprint and roof style which necessitated the council to request an NMA application. The drawing PL01C accompanying the NMA application showed the 900mm path remaining and a reduction in depth of the extension to 6000mm giving a total depth of the patio to 6900mm and a usable patio area of approximately 49 square metres. The applicants builders however had already started construction of the patio retaining walls in the present incorrect position, ie 9365mm depth which is 1565mm further than the permission. This drawing was then superseded by PL01D which now showed the patio ending 3000mm from the extension giving a total depth of 9000mm (1200mm further than the permission) this

increased the usable patio area to a whopping 81 square metres!!

Now we have this new application with the drawing PL30 showing that the true extent of the patio is actually 3365mm from the extension to the edge of the patio giving a total depth of 9365mm (1565mm further than the permission) and a usable patio area of 83.29 square metres!!

The extent of this overbuild has resulted in an unacceptable situation that we in no.18 will be seriously overlooked.

At present there is a direct line of sight into our habitable rooms.

An opaque screen on the patio of no 20 will provide some mitigation of being overlooked but the problem increases the further out the patio goes.

I have already made my concerns public in my comments to NMA Application 25/0485 , but now I feel that the situation requires that the patio be taken down, squared off across the width and rebuilt at the very least to the permitted position 1565mm nearer to the extension or preferably 2465mm which would be 900mm from the end of the extension.

This is not an onerous task as most of the materials could be re-used and the infill could be lost on the bottom garden.

This action would revert back to the 900mm maintenance path that the applicant must have been originally happy with(as per the plan accompanying Application no.23/ 0843 Full) and still gives a very generous usable patio area of approximately 49 square metres.

At the same time this would help reduce the problem of no 18 being unacceptably overlooked.

I sincerely hope that the Enforcement Team at the planning department of Newport City Council will, after considering my objections, refuse the application and issue a recommendation to reduce the dimensions of the patio.

Kind regards

REDACTED
Neighbour 18 Ridgeway

Kind regards