

Dear Ms Ostler,

Please find below my comments re the above Application.

I wish to register my objection to the planning application (20/1025) varying an existing 'additional' condition which was levied on the Full Application no. 23/0843

See below:-



J Tadman
AJ Tech Design
69 St Julians Road
Newport
NP19 7RU

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **23/0843**
Application Type: **Full**
Proposal: **PROPOSED REAR KITCHEN EXTENSION**
Site/Location: **20 Ridgeway, Newport, NP20 5AF**
Decision Date: **11th January 2024**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 17th September 2023. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Revised elevation and floor plans
2. Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The external surfaces of the extension hereby permitted shall only be of materials to match those used in the existing building.
Reason: To ensure the development is completed in a manner compatible with its surroundings.
3. Prior to the beneficial use of the patio hereby approved, screens with a height of 1.8 metres above the height of the patio shall be erected to both sides of the patio in accordance with details which shall have previously been submitted to and agreed in writing with the Local Planning Authority. The screens shall be retained as such for the lifetime of development.
Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the NLDP.
4. Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.
Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
Partially Discharged by Newport City Council on 24/09/2025 under 25/0631

NOTE TO APPLICANT

In the planning officers notes (23/0843) the necessity for a screen to be constructed on the patio wall is covered in detail in points 5.8, 5.13 and 7.1

See below:-

been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

7. CONCLUSION

- 7.1 On balance, the proposed rear extension would be deemed acceptable to the rear of the property subject to conditions. The rear extension would incorporate matching materials to provide a coherent design across the property in line with GP6. The proposed patio is set an adequate distance away from 18 Ridgeway to not pose overbearing and the implementation of a fence would limit the effects of overlooking. The window at 22 Ridgeway would not suffer from a considerable loss of light and would be deemed acceptable in line with GP2. Therefore, the proposal is granted with conditions.

8. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Revised elevation and floor plans 2.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 The external surfaces of the extension hereby permitted shall only be of materials to match those used in the existing building.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 Prior to the first use of the patio hereby approved, a scheme for a 1.8-metre-high opaque privacy screen should be erected. The screens shall be installed in accordance with the approved details and be maintained as such in perpetuity.

Reason: To protect the privacy of neighbouring occupiers.

04 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The

important elevations of properties. The rear extension is deemed to be in accordance with this section of the SPG, situated to the rear of the property. It also mentions, *the size and form of every extension should be appropriate to the main building and the space around it.* Its overall design in terms of the L-shaped rear extension would be of a large nature, increasing the property size from 9m to 16.1m on the Northeastern boundary line and would not be set in from the boundary, contrary to the SPG. It has been demonstrated that it will not cause significant loss of light to 22 Ridgeway which is further discussed in paragraph 5.12. Overall, due to its location to the rear of the property, the extension does not have a demonstrable effect to the street scene or surrounding properties.

- 5.7 The SPG suggests, *in order to achieve a coherent form of development, an extension should adopt the roof form of its parent building, replicating its pitch and architectural detailing (including external materials).* The roof form on the proposed rear extension would be part lean-to, part mono pitched. There is a lean-to roof on the existing single storey extension situated to the rear of the property. The main dwellinghouse holds a predominantly hipped roof. The lean to-roof element on the proposed extension at single storey height is consistent with the existing extension. Due to its location to the rear of the property and sheltered nature, the overall extension would not pose detrimental to the character of the dwellinghouse.

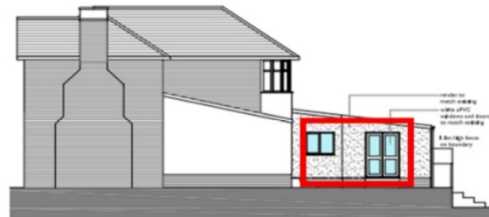
- 5.8 Moreover, the plans demonstrate the change in land levels with the proposed patio. The SPG suggests that raised amenity spaces should relate sympathetically to the existing building and the streetscape by virtue of its size, design, and materials. The increase in patio height from ground level measures 1.2m in height at its furthest point. As the patio protrudes out, it will appear more prominent in terms of its size in relation to the surrounding property at 18 Ridgeway. However, it has been set away from the boundary line by 1.3m, and a 1.8m high fence has been proposed to go around the edge of the patio. This will reduce the prominence of overlooking into neighbouring

properties and can be retained through a condition. Additionally, there is a fence and high-level hedge which would inhibit overlooking to 22 Ridgeway. Therefore, the development has provided mitigation to reduce the effects of overlooking into neighbouring gardens in accordance with GP6 and GP2.

- 5.9 In addition to the SPG, policy GP6 of the NLDP states that the use of materials should complement the site context and integrate with the host dwelling. The windows and materials used on the rear extension would match those on the existing dwelling in accordance with the SPG, however, the roof materials have not been stated and this can be secured via condition.
- 5.10 In terms of residential amenity, there are sufficient windows and doors into the rear extension which would serve the room. However, the rear extension would partly come across the existing bay window on the dwellinghouse which may obscure the views out of the window.



- 5.13 Moreover, the SPG outlines that applicants ought to consider how their proposals might affect their neighbours' privacy in habitable rooms and back gardens. There is a proposed window and glazed doors situated on the South Westerly elevation of the rear extension facing 18 Ridgeway (see below). However, the proposed 1.8m fence would likely block these views providing mitigation



Views from 18 Ridgeway garden taken from patio area:



Biodiversity

- 5.14 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect

been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

7. CONCLUSION

- 7.1 On balance, the proposed rear extension would be deemed acceptable to the rear of the property subject to conditions. The rear extension would incorporate matching materials to provide a coherent design across the property in line with GP6. The proposed patio is set an adequate distance away from 18 Ridgeway to not pose overbearing and the implementation of a fence would limit the effects of overlooking. The window at 22 Ridgeway would not suffer from a considerable loss of light and would be deemed acceptable in line with GP2. Therefore, the proposal is granted with conditions.

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I fully concur with the planning officers findings . The sighting of the screen on the patio wall is the most effective and sensible solution.

I believe that the application promotes an unsophisticated and visually unattractive solution.

A planning 'statement' has been submitted to support this application, its contents are exaggerated, misleading, repetitive and in parts inaccurate.

Item 1.

This claims modest increases in fence height along four existing fence panels.

I would argue that 600mm, 900mm, 1200mm and 1500mm are definitely not modest, especially when they are above an existing substantial fence.

Item 3.

This claims that the condition is counter productive, but fails to mention that a lower fence is to be constructed on the patio anyway- for safety purposes.

I would argue that constructing the screening fence on the patio wall is the logical solution as it serves both purposes in one and is the natural position.

It also claims a graduated height increase - no, it's a straight line.

Item 4.

Claims (again) only minor increases in height and stepped.

This is not true the one panel will be approximately 3500mm high (that's not a minor increase) and is in a straight line.

It will create some overshadowing.

I absolutely disagree with the claim of it not creating an overbearing effect, appearing visually obtrusive or affecting my outlook.

A 3500 mm high panel is definitely overbearing, definitely obtrusive and will affect my outlook.

Please see attached some images of the potential overbearing outlook from the garden and living areas of no. 18





The rest of the statement goes on to repeat itself on several points which I have already dealt with.

I hope that my comments submitted will be enough to convince the planning officer that this application should be refused and that the original condition requiring provision of a 1800mm opaque screen on the inside of the patio (a much neater solution) be upheld.

Could I please request that when this application is being considered that the planning officer calls at number 18 to view from my side.

Kind regards

REDACTED

Neighbour 18 Ridgeway