


5 Pollard Close
Caerleon
Newport
NP18 3SS

Planning Department
Newport City Council
planning@newport.gov.uk by email

Re: Application 25/0308 - objection

As a neighbour of this property, I object to the above application.

Background: Original 2014 application

The first application for this site (14/1235) comprised 5 detached houses of three storeys each with integral garages.

That application received seven objections and was refused by the planning committee for reasons of:

- Overdevelopment
- Conflict between plot 5 and the protected oak tree
- Drive access was over a bus lay-by and too close to the bend

Background: Resubmitted application (2015)

The application was resubmitted (15/0344) with changes to address the concerns.

Plot 5 was removed and replaced with a single-storey garage attached to plot 4. The reduction mitigated the concerns of overdevelopment and since the protected tree was now adjacent to a garage, rather than living accommodation, that conflict was removed.

A shared access drive with a single entry onto Trinity View was also specified, away from the bend and bus stop.

The resubmitted application received only one objection and was approved. Unfortunately, the new application 25/0308 reverses two of these changes.

New application

Application 25/0308 is the latest in a series of changes (notably 24/0035 and 24/0349) to plot 4. The cumulative effect of these changes is to transform a single-storey garage into a three-storey annexe. This latest proposal would mean that the annexe is the size of a detached house in its own right, attached to what is already a substantial four bedroom house.

The 2014 application was refused for reasons of overdevelopment with five detached houses considered too large for the site. With this application, plot 4 has grown to be the size of two large houses, with a floor area of approximately 400 sq m (compared to 150 sq m for a typical 4 bedroom detached house) and should be refused for the same reason.

The latest application also results in living accommodation and windows being positioned very close to the protected oak tree. This was one of the reasons the original application was refused. Trees close to windows can lead to concerns about views being blocked and lack of sunlight, and buildings should be designed so as not to give rise to such conflict. GP5 of the Newport Local Development Plan emphasises the importance of effective measures being taken to protect existing trees.

The proposal increases the total height of the annexe to 8.5m measured from the rear of the building or 5.8m measured from the front to accommodate more living accommodation. The ridge of what was just a garage will now be higher than the roof of the neighbouring plot 3 and very close to the height of the main house. Furthermore, the scale of the property (now 18m wide with three storeys along its entire width) is substantially larger than any of the neighbouring properties.

This is contrary to GP2 in Newport's LDP which states "The scale, nature and siting of a proposal must be appropriate to the location and must not undermine the character of either the site or the locality."

Furthermore, GP6 states that "new development should appropriately reflect the scale of adjacent townscape. Care should be taken to avoid over-scaled development".

Two of the reasons for refusing the 2014 application also apply to this proposal. I would urge the council to reject the proposal on the grounds of:

- Overdevelopment - contrary to GP2 and GP6 of the of the Newport Local Development Plan
- Conflict with a protected tree, contrary to GP5

Yours faithfully,

A black rectangular redaction mark covering the signature of the sender.