

From:

Sent: 26 May 2026 09:12

To: Hawkins, Grant (Principal Planning Officer) <Grant.Hawkins@newport.gov.uk>

Subject: Re: Concerns Regarding Planning Application 25/0972 Stonewall, Lower Road, Llandeud, Newport NP18 2AE

Hi Grant,

Having reviewed the recently uploaded supporting statement regarding the amended windows/rooflights, I just wanted to make a brief further comment before a recommendation is made. I note that the statement refers to the rooflight sill heights, but I remain concerned that the overall roofline height and prominence of the development have not really been addressed.

My concern is that the discussion now seems to be focused mainly on the sill heights and glazing of the proposed rooflights. However, my objections (and the reasons for refusal under application 25/0241) were broader than this alone.

In particular, I remain concerned that the amended proposal still results in an excessive number of openings facing towards Myrtle Cottage/public viewpoints, with the overall number of windows having increased from the previously refused application. The fundamental relationship between the properties has not materially changed. The scale, massing and constrained nature of the plot remain the same, as does the close proximity to neighbouring boundaries and public footpaths.

Whilst the window arrangements have been altered, I do not feel the amendments fully overcome the previous concerns regarding residential amenity, privacy, or the impact on the character and appearance of the area.

I would be grateful if these wider points could be fully considered as part of the final assessment, alongside the specific discussion around rooflight heights.

I'm more than happy to discuss any of the above further if helpful.

Thanks again for your time.

Kind Regards,