

From: *REDACTED*

Sent: 17 September 2026 11:12

To: NCC - Planning <planning@newport.gov.uk>

Cc: *REDACTED* **Subject:** Application 26/0612 Proposed rear external staircase and doorway - Objection

FAO Marnie Ostler

In regard to the above application, as a neighbour directly affected by these proposals I had objected on the 20th of the August as below at the bottom of this email. This objection had been digitally acknowledged. I note that it is not yet pulling through on the Planning Portal.

I received an alert today that there has been a modification to the design Whilst I note that the proposed privacy screen has been amended from perforated metal to opaque glass, this modification does not address the principal concerns raised in my original objection. The issue is not merely visibility through the side screens, but the fact that the elevated platform would continue to allow overlooking from its open outer edge and would continue to function as a raised amenity space or balcony.

The consultancy period online has now expired, and as directed by your process I am communicating to this Email address.

Can I first ask that there is an acknowledgement that this objection has been received by the officer and is being considered in the forthcoming decision.

The Council should consider the functional characteristics of the proposal rather than solely its description. The provision of a door opening directly onto a platform of sufficient size to permit standing, seating and occupation creates opportunities for recreational use consistent with a balcony or terrace. Due to the existing topographical relationship between the properties, overlooking impacts are materially greater than would ordinarily occur between dwellings at a similar level. The elevated platform would further increase an already sensitive relationship.

Whilst the submitted plans show privacy screening, it is unclear how the Council could effectively prevent the platform being used as an outdoor sitting area in the future. Once constructed, its physical form and relationship to the dwelling would readily facilitate use as a balcony or terrace irrespective of its stated purpose.

In regard to the design changes, I believe our objections remain fully applicable, and this amendment does not address any of the issues and concerns raised in my original objection, in that the proposals would :

Create what is effectively a raised balcony or terrace rather than a simple access arrangement;

Result in significant overlooking of neighbouring private gardens;

Cause an unacceptable loss of privacy;

Introduce additional noise and disturbance from the use of an elevated amenity area;
Fail to adequately mitigate overlooking through the proposed privacy screens;
Conflict with the objectives of Newport City Council's adopted House Extensions and Domestic Outbuildings SPG relating to raised amenity spaces, neighbourly considerations and protection of residential amenity

I look forward to confirmation of acknowledgement at your earliest convenience.

Best Regards

REDACTED

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: Development Management
Newport City Council
Civic Centre
Godfrey Road
Newport
NP20 4UR
Application No: 26/0612
Site: 81E Allt-yr-Yn Avenue, Newport, NP20 5DD
Proposal: Proposed Rear External Staircase and Doorway

Formal Objection

Dear Sir/Madam,

I am the owner/occupier of the adjoining property located immediately to the right of the application site when viewed from the rear elevation, and I wish to formally object to planning application 26/0612.

Whilst the proposal is described as a "rear external staircase and doorway", the submitted drawings demonstrate the creation of a raised external platform together with privacy screens and stair access. In reality, the proposal would function as an elevated external amenity area or balcony rather than merely an access arrangement. The development would result in unacceptable overlooking, loss of privacy, increased noise and disturbance, and consequent harm to the residential amenity of neighbouring occupiers.

1. The Proposal Constitutes a Raised Balcony/Terrace

The submitted plans show the provision of a substantial elevated platform served by a new doorway from the dwelling and flanked by two 1.8m high opaque glazed privacy screens. The inclusion of screening on both sides strongly suggests recognition that the area is intended for occupation and leisure use rather than solely for access purposes. The platform is clearly capable of accommodating seating and prolonged use as an outdoor amenity space.

It is therefore important that the Council assesses the proposal according to its likely use and impact, rather than solely on the description of development. In practical terms, the proposal would create a first-floor balcony or terrace overlooking neighbouring residential property.

2. Significant Loss of Privacy and Overlooking

The most serious concern is the impact upon privacy.

There is already a significant difference in ground levels between the application site and neighbouring properties. This existing topographical relationship makes overlooking particularly sensitive and means the effects of any elevated structure are amplified.

The proposed raised platform would introduce a new area from which occupants could obtain direct views into adjoining rear gardens and private amenity areas. Unlike a window, which is generally experienced only in passing, a balcony or terrace facilitates prolonged occupation. Users can stand, sit, socialise and observe neighbouring properties for extended periods.

The private rear garden of a dwelling forms an important part of residential amenity and should be afforded protection from intrusive overlooking. The proposal would materially reduce our ability to use and enjoy our garden without feeling observed from an elevated position.

Newport City Council's adopted House Extensions and Domestic Outbuildings Supplementary Planning Guidance specifically identifies raised amenity spaces, including balconies, terraces and decks, as forms of development requiring careful consideration because of their potential impact on neighbouring privacy and residential amenity. The SPG's stated purpose includes ensuring that extensions do not cause substantial harm to neighbours' living conditions.

3. The Proposed Privacy Screens Do Not Resolve the Harm

The application proposes 1.8m high opaque glass privacy screens on the sides of the platform. However, these measures do not overcome the fundamental overlooking concerns.

The screens only limit lateral views and do not prevent views from the open front edge of the balcony area. Occupants standing or sitting on the platform would still be able to look directly across neighbouring gardens and enjoy elevated views into adjacent residential property.

Indeed, the inclusion of substantial privacy screens can be viewed as an acknowledgement by the applicant that overlooking would otherwise occur.

Whilst the side screens may offer a degree of mitigation, they do not remove the harmful impact arising from occupation of the platform itself.

The Council should therefore consider the effectiveness of the screening in practice rather than relying solely on its presence.

4. Noise and Disturbance

The proposal also raises legitimate concerns regarding noise and disturbance. The elevated area would provide an attractive location for sitting, entertaining and social gatherings immediately adjacent to neighbouring residential properties. Unlike activity occurring at ground level, conversations and other domestic activity taking place on an elevated terrace are more readily transmitted across neighbouring boundaries.

The raised position of the platform, coupled with the existing level differences, would increase the potential for disturbance and diminish the quiet enjoyment of neighbouring gardens, particularly during evenings and warmer months when outdoor spaces are most frequently used.

Whilst some level of domestic activity is expected in residential areas, planning policy seeks to ensure that development does not result in unreasonable harm to neighbouring amenity. In this case, the proposal would intensify activity at an elevated position directly overlooking adjoining properties.

5. Harm to Residential Amenity and Quality of Life

Beyond direct overlooking, the development would create a continual perception of being overlooked from an elevated position. Even where occupants are not actively looking into neighbouring property, the presence of a frequently occupied balcony would alter the character of the relationship between the properties.

The resulting loss of privacy, sense of enclosure and enjoyment of outdoor amenity space would represent a significant reduction in residential amenity and quality of life for neighbouring occupiers.

These are matters specifically recognised within Newport's House Extensions and Domestic Outbuildings SPG under the headings of neighbourly considerations, quality of life and loss of privacy.

6. Request for Site Visit

Given the importance of the existing level differences between the properties and the potential impact upon neighbouring residential amenity, I respectfully request that the case officer undertakes a site visit from the neighbouring property before determining the application.

The true extent of overlooking and the relationship between the proposed platform and adjacent gardens cannot be fully appreciated from the submitted drawings alone.

Conclusion

For the reasons set out above, I consider that the proposal would:

- Create what is effectively a raised balcony or terrace rather than a simple access arrangement;
 - Result in significant overlooking of neighbouring private gardens;
 - Cause an unacceptable loss of privacy;
 - Introduce additional noise and disturbance from the use of an elevated amenity area;
 - Fail to adequately mitigate overlooking through the proposed privacy screens;
 - Conflict with the objectives of Newport City Council's adopted House Extensions and Domestic Outbuildings SPG relating to raised amenity spaces,
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neighbourly considerations and protection of residential amenity.

Accordingly, I respectfully request that Newport City Council refuse planning permission for application 26/0612.

Yours faithfully,
REDACTED
81D Allt Yr Yn Avenue
