

Comments for Planning Application DM/2023/01341

Application Summary

Application Number: DM/2023/01341

Address: 33 Maryport Street Usk Monmouthshire NP15 1AE

Proposal: Demolition of Coach House at rear of No. 31 and Office Building at No. 33 Maryport Street and Construction of a New Dwelling

Case Officer: Ms Kate Bingham

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the application:

The plan used in the submission is incorrect. [REDACTED]

[REDACTED] It also does not include enough information to clearly demonstrate the distances to [REDACTED]

The new planning application includes an area that [REDACTED] not included in previous applications to develop the site. The buffer area has now disappeared and the proposed house is now circa 6 meters closer [REDACTED]

[REDACTED]

The proposal also breaches the 45 degree rule [REDACTED]

[REDACTED]

I believe the size of the proposed new home is out of scale with the infill site and as such it will be overdeveloped.

The previous planning applications for the site included a parking space for the existing property on Maryport Street, this one does not; leading to increased congestion on what is already an area where double parking occurs leading to bottlenecks on a regular occurrence.

The large 4 bedroom family house will adversely effect [REDACTED] other adjoining neighbours residential amenity due to noise, disturbance, over looking, loss of privacy and overshadowing.