


RE: Planning Consultation Request for case ref: 25/0790



Arnall, Guy

To  Ostler, Marnie (Planning Officer)

Retention Policy 7 Year Delete (7 years)

Expires 13/10/2032



Wed 11:58

Hi Marnie

The property is located within the Town Centre Conservation Area.

There are no external changes proposed, apart from a rooflight to the rear slope. Contrary to the statement within drawing PP/003 (Rev. A), where houses are located on Article 1(5) land, roof lights are not 'permitted development', following the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

Considering the proposed rooflight location and the long-range CA views available of the rear roof slope, the proposed rooflight should be of the 'conservation' type, to minimise its visibility. If the below condition is fulfilled, these proposals would be considered to result in minimal impact upon the character and appearance of the Town Centre Conservation Area.

The roof light shall, when fitted, be flush to the roof pitch, with no greater upstand than 25mm above the roof covering. It shall have a surround of a dark matt finish.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer Swyddog Dirprwyedig
(Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)