

From: Arnall, Guy

Sent: 01 July 2026 08:38

To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0361 (46 Caerau Road Newport NP20 4HH) (FULL)

Hi Marnie

Revised response considering additional information.

Re: SINGLE STOREY DINING ROOM EXTENSION TO SIDE ELEVATION, NEW DORMER TO FRONT ELEVATION, CHANGES TO PORCH, NEW ROOF LIGHTS AND SOLAR PANELS

1. Legislation, Policy, and Guidance

The Historic Environment (Wales) Act 2023 (HEWA 2023) came into force 4th November 2024 and repeals the previous legislative framework for the protection of the Historic Environment in Wales, including the Planning (Listed Buildings and Conservation Areas) Act 1990. In respect of Conservation Areas, Section 160 of the HEWA 2023 imposes the general duty (derived from Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that:

“In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area”.

Planning Policy Wales (Edition 12, 2024) states that:

“6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings.

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.”

Policy CE7 of Newport Local Development Plan 2011 – 2026, January 2015 states that:

“DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS WILL BE REQUIRED TO:
i) BE DESIGNED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, HAVING REGARD TO THE CONSERVATION AREA APPRAISAL WHERE APPROPRIATE.
ii) AVOID THE REMOVAL OF EXISTING HISTORIC FEATURES, INCLUDING TRADITIONAL SHOPFRONTS AND JOINERY.
iii) USE MATERIALS WHICH ARE TRADITIONAL, OR APPROPRIATE TO THEIR CONTEXT.
iv) COMPLEMENT OR REFLECT THE ARCHITECTURAL QUALITIES OF NEARBY BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA.

v) PAY SPECIAL ATTENTION TO THE SETTINGS OF BUILDINGS, AND AVOID THE LOSS OF ANY EXISTING DOMESTIC GARDENS AND OPEN SPACES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.

vi) AVOID ADVERSE IMPACT ON ANY SIGNIFICANT VIEWS, WITHIN, TOWARDS AND OUTWARDS FROM THE CONSERVATION AREA."

46 Caerau Road is a property within Stow Park Conservation Area (CA). There is an Article 4(2) Direction within the Conservation Area (CA) restricting (amongst other items), 'Permitted Development' (PD) for:

- *Erection, renewal, alteration or demolition of the whole or any part of any gate, fence, wall or other means of enclosure*
- *The construction of a hard surface where it is nearer a highway than the dwelling*
- *...Insofar as any such development referred to above would front onto a highway or open space."*

Regarding roof alterations NCC Supplementary Planning Guidance for *House Extensions and Domestic Outbuildings* states:

5.1.1 HEDO 1.1 (Conservation areas)

Planning applications that relate to properties in conservation areas should indicate precisely how the proposed development would appear in the context of its surroundings.

5.7.2 HEDO 6.1 (Changes to roof form and effect on existing building) A proposal that changes the form of a roof (e.g. pitched to mansard) should nevertheless be consistent with the scale and proportions of the existing building.

5.7.3 HEDO 6.2 (Changes to roof form and effect on streetscape) A proposal that changes the form of a roof should not detract from the character and appearance of the streetscape.

5.7.6 Dormers should respect the character of the existing building. A badly designed dormer window will appear obtrusive and detract from the character of the main building.

5.7.9 HEDO 6.6 (Setbacks and set-downs for dormers)

A dormer should be set back at least 50.00 centimetres from the eaves of the existing building. It should also be set down at least 50.00 centimetres from the ridge of the existing roof.

5.7.12 HEDO 6.8 (Low-profile skylights and roof windows in conservation areas)

In conservation areas the installation of roof lights requires planning permission. Roof lights should be few in number and discreetly positioned so that they are not readily visible from prominent views within the conservation area. They should also be of a 'conservation type' which do not protrude above the plane of the roof. Consideration should also be given to the general arrangement of any roof lights in order to reduce their impact, even if this is limited to private views alone.

Where houses are located on article 1(5) land, roof lights are not classified as 'permitted development', following the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

As identified within the Stow Park Conservation Area Appraisal (CAA):

"3.4.1 Important views within the Stow Park Conservation Area are largely channelled by its streetscapes, especially at intersections where views are split down diverging streets; including the junction of Caerau Road and Caerau Crescent, and the north end of Stow Park Circle."

"3.6.10 Caerau Crescent & Caerau Road: Typically semi-detached townhouses in a variety of styles and materials, often with low front boundary walls and domestic front gardens/driveways."

3.4.1 Important views within the Stow Park Conservation Area are largely channelled by its streetscapes, especially at intersections where views are split down diverging streets; including the junction of Caerau Road and Caerau Crescent, and the north end of Stow Park Circle. The steep slope of Stow Park Avenue also contributes to views up towards Stow Hill and down towards Belle Vue Park, with the elevated position of the terraced houses on the east side of the road emphasising their presence.

3.4.2 The higher proportion of greenery around Stow Park Circle creates very different types of views in the south-west corner of the Conservation Area, shielding many of the buildings behind mature boundary planting and trees. This means that the buildings are glimpsed between gaps in the planting and the overall character is much greener and less urban than the north and east sides of the Conservation Area.

3.6.1 The architectural character throughout the Stow Park Conservation Area varies greatly: there is no one uniform style although there are obvious classical and Arts & Crafts influences.

3.6.2 The houses in Stow Park Circle are typically large, villa-style buildings set back from the road and in an elevated position, which further emphasises their large scale. By contrast, the rest of the Conservation Area typically consists of townhouses, both terraced and semi-detached. Those on Stow Park Avenue are notably large in their scale and dominant within the streetscape as a result of their size and the topography at the south end of the Conservation Area. Those on the north side of the Conservation Area are typically smaller in comparison.

3.6.3 Although the architectural styles throughout the Conservation Area vary from building to building, there is a common palette of characteristic features. This includes:

- *Prominent gable ends.*
- *Tall chimneystacks.*
- *Hung tiles.*
- *Canted or squared bays, and turrets.*
- *Large windows, often with smaller lights in the upper pane.*
- *Half timbering.*
- *Barge boards.*

- Ridge tiles; and
- Sculpted detailing such as date stones.

3.6.5 Building materials also vary across the Conservation Area. Pennant stone with ashlar dressings is common, as is red, yellow, and buff brick. It is unusual for a building to be faced just in one material; most use a combination to emphasise detailing such as window surrounds, stringcourses and quoin stones.

3.7.1 The open spaces within the Conservation Area are typically private gardens with lush mature planting around their edges, especially in Stow Park Crescent and Stow Park Circle. This provides important visual amenity to the streetscapes and contributes substantially to their leafy, green character. The tree cover also creates a distinctive contrast of light and shade throughout the Conservation Area, often emphasising the upper storeys of buildings as they catch the sunlight.

4.1.1 The Stow Park Conservation Area is highly significant as a demonstration of Newport's commercial successes in the late 19th and early 20th centuries, and the impact this had on the City's growth. The quality and variety of its architecture, combined with its distinctive greenness results in a highly significant and unusual suburb. Unlike much of the wider suburban development in Newport, Stow Park has a distinctive configuration, especially the looped arrangements in the south-west portion of the Conservation Area.

4.1.2 The different types of architecture throughout the Conservation Area is illustrative of its phased development and result in an aesthetic variety, especially the contrast of the highly visible terraces and more hidden villas. Characteristic features such as prominent gables, ornate detailing and prominent positioning add further to the aesthetic value of the buildings.

4.1.4 Overall, the special interest of the Stow Park Conservation Area is drawn from its historical links with Newport's 19th-century commercial prosperity and the architectural richness this afforded in the growing suburbs. The ratio of greenery to buildings is also a highly significant characteristic of the Conservation Area and sets it apart from other suburbs.

46 Caerau Road is identified as a Positive Contributor towards the character and appearance of Stow Park Conservation Area within the relevant Conservation Area Appraisal.

2. Observations

This application follows pre-app ref: PS/25/0060.

As identified within the Stow Park CAA:

"3.4.1 Important views within the Stow Park Conservation Area are largely channelled by its streetscapes, especially at intersections where views are split down diverging streets; including the junction of Caerau Road and Caerau Crescent, and the north end of Stow Park Circle."

“3.6.10 Caerau Crescent & Caerau Road: Typically semi-detached townhouses in a variety of styles and materials, often with low front boundary walls and domestic front gardens/driveways.”

46 Caerau Road is identified as a ‘Positive Contributor’ towards the character and appearance of Stow Park Conservation Area, i.e.:

4.2.7 A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a Conservation Area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation; for example, roofscapes and side/rear elevations can all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting.

The property at No. 46 Caerau Road is a late-19th century house of very grand character, comprising of a two-storey house located along the eastern side of Caerau Road, located within Stow Park Conservation Area, near its northern boundary. The front elevation is arranged across three bays, faced with white stucco and with two-storey bays flanking a prominent pedimented porch. It has a hipped and slated roof, with prominent chimney stacks in buff brick. It features large one-over-one timber sliding sash windows (with sash pulls to ground floor) and an attractive bolection-moulded four-panel timber door with glazed lights to either side and fanlight above. Due to its fine character and prominent location within an identified ‘important’ view, 46 Caerau Road makes a very positive contribution towards the character and appearance of Stow Park Conservation Area.

Side Extension

The proposed is well-detailed: set back from the front elevation, of a suitably subservient scale, with windows and render finish to “match existing”. Top of the new extension parapet wall is proposed to be finished in ‘flat’ coping stones to match the proposed extension windowsills (see below).

Windows

Proposed to “match existing”, they are now shown as traditionally weighted timber sashes recessed behind the masonry in the traditional manner. They are proposed to feature slimline double-glazed units with perimeter seals/spacers coloured to match the painted finish of the joinery. To avoid unsightly surface-mounted trickle vents, they incorporate a concealed trickle vent system into heads of the new. Stone windowsills are proposed.

Small-scale details have been provided and, whilst they generally appear to be acceptable, I would suggest that further detailed window joinery drawings are conditioned, to ensure appropriate appearance following specialist design (see suggested condition below).

Roof Lantern

Details for the proposed roof lantern have now been provided, to be formed in aluminium and finished white. Both the proposed design and the associated proposed flat roof parapet will reduce its prominence within this key conservation area location.

Decking

“Composite decking, colour: light grey, with frameless glazed balustrading” is now proposed. The new will have relatively low visibility in this location: being set low to the ground within the site and back from the principal elevation of the main house (in line with the proposed extension). A frameless glazed balustrade will further reduce this visual impact. Notwithstanding this, I would

suggest that detailed drawings are conditioned, to ensure appropriate appearance following specialist design and specification (see suggested condition below).

Rooflights

Proposed rooflights have now been consigned to the side and rear slopes. Those to the rear slope will be unseen from the CA public realm. Provided those to the side slopes are of the conservation type, they will be unobtrusive, with the existing chimney stacks providing principal visual focus of the side elevations of the roof. A condition has been suggested below.

PV Panels

There are no restrictions regarding installation of PV on a roof within Article 1(5) land under Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2012, subject to certain limitations outlined [here](#) (and copied below).

“Part 40 INSTALLATION OF DOMESTIC MICROGENERATION EQUIPMENT

Class A

Permitted development

A. The installation, alteration or replacement of solar PV or solar thermal equipment on—

(a) a dwellinghouse; or

(b) a building situated within the curtilage of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) in the case of solar PV or solar thermal equipment installed on a wall or pitched roof—

(i) the solar PV or solar thermal equipment would protrude more than 20 centimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope; or

(ii) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

(b) in the case of solar PV or solar thermal equipment installed on a flat roof—

(i) the solar PV or solar thermal equipment would be sited within 1 metre of the external edge of the roof; or

(ii) the solar PV or solar thermal equipment would protrude more than 1 metre above the plane of the roof;

(c) in the case of land within a conservation area or a World Heritage Site, the solar PV or solar thermal equipment would be installed—

(i) on a wall forming the principal or side elevation of the dwellinghouse and which fronts a highway; or

(ii) on a wall of a building within the curtilage of the dwellinghouse and which fronts a highway;

(d) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building; or

(e) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

- (a)solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;*
- (b)solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and*
- (c)solar PV or solar thermal equipment no longer needed for or capable of microgeneration must be removed as soon as reasonably practicable.”*

Therefore, provided you are satisfied that the proposed installation falls within the parameters outlined above, this proposal would be considered to fall under ‘permitted development rights’ of the dwellinghouse, and therefore outside of our control.

Dormer

Dormer windows are not an uncharacteristic feature of the Conservation Area. As proposed, the dormer is well-positioned and well-scaled, respecting the symmetry of the building’s fine front elevation. It now shows a hipped roof form, which marries with the parent building and is much more appropriate in this prominent location, ensuring that it appears to have been designed as part of the original roof. Detailing (including cheek material, window joinery, and rainwater goods) will also be critical and a suggested condition is added below.

Front Door

The existing, positively contributing door (and glazed side lights) are now shown as retained.

External Lighting

As far as I am aware, minor domestic light fittings are not subject to planning control.

Conclusion

Pending satisfactory discharge of the conditions attached below, it is considered that the proposed development will preserve the character and appearance of Stow Park Conservation Area.

Suggested Conditions

The roof lights shall, when fitted, be flush to the roof pitch, with no greater upstand than 25mm above the roof covering. They shall have a surround of a dark matt finish. Precise specifications of the proposed rooflights shall be submitted to, and agreed in writing by, the Local Planning Authority prior to installation. The roof lights shall be installed in accordance with the details hereby approved.

Details of the proposed dormer (including windows, cheek finish material and rainwater goods), drawn to a suitable scale to sufficiently describe the proposed, shall be submitted to and agreed in writing by the Local Planning Authority prior to installation.

Details of the proposed windows to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Details of the proposed decking, including its frameless glass balustrade, drawn to a suitable scale to sufficiently describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Many thanks,

Guy Arnall

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

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council