

Delegated Decision Report

Application No:	26/0361	Statutory Period Expires:	27th July 2026
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Site:	46 Caerau Road Newport NP20 4HH		
Proposal:	SINGLE STOREY DINING ROOM EXTENSION TO SIDE ELEVATION, NEW DORMER TO FRONT ELEVATION, CHANGES TO PORCH, NEW ROOF LIGHTS AND SOLAR PANELS		
Applicant:	R Aziz		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a late-19th century detached dwelling comprising of a two-storey house located along the eastern side of Caerau Road, located within Stow Park Conservation Area, near its northern boundary subject to an Article 4 (2) direction. The surrounding area are predominantly residential properties

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent from the local planning authority for a single storey side extension on the Northern elevation with a roof lantern and a raise decking attached to the side, a single dormer on the front elevation, a new door within the porch, solar panels on both side elevations and rear elevation, and 2no. roof lights on the rear elevation, and 1no. roof light on both side roof planes.

Single storey side extension

H: 4.7m to parapet wall (5.1m to top of roof lantern)

W: 6m

D: 5m

Raised decking

H: 1.9m to top of balustrade (0.9m to floor level)

W: 3.1m

D: 5m

Dormer

H: 2m

W: 1.1m (1.5m to roof overhang)

D: 3.6m

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
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25/1057	CONSERVATION AREA CONSENT FOR THE DEMOLITION AND RE-SITING OF STONE ENTRANCE PILLARS WITH DEMOLITION TO PARTS OF BOUNDARY WALL/FENCE	R	05.02.2026
25/1047	REMOVAL OF EXISTING DRIVEWAY PAVING AND RELAY NEW CONCRETE IN-PRINT PAVING, REPOSITIONING OF EXISTING STONE PIERS ON ENTRANCE TO ALLOW A WIDER OPENING, NEW FRONT GATES, PATIO AREA AND LANDSCAPING (RETROSPECTIVE)	R	05.02.2026
25/0411	CONSERVATION AREA CONSENT FOR THE REMOVAL OF EXISTING DRIVEWAY PAVING AND RELAY NEW CONCRETE IN-PRINT PAVING, REMOVAL OF 2NO. EXISTING STONE PIERS ON ENTRANCE TO ALLOW A WIDER OPENING, NEW GATES, PATIO AREA AND LANDSCAPING (RETROSPECTIVE)	R	06.11.2025
20/1069	PROPOSED ALTERATIONS TO WINDOWS ON FRONT ELEVATION COMPRISING OF RESTORATION OF WINDOW FRAMES AND REPLACING SINGLE GLAZING WITH DOUBLE GLAZING	R	05.08.2022
11/1245	FELLING OF 5NO LAWSON CYPRESS TREES PROTECTED BY STOW PARK CONSERVATION AREA	NO	08.12.2011
10/0790	REMOVAL OF 2NO.CONIFER TREES PROTECTED BY STOW PARK CONSERVATION SOCIETY	NO	25.08.2010

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 The Historic Environment Act 2023 Wales

5.4 Technical Advice Note

Technical advice note (TAN) 12: design

Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy CE7 (Conservation Area)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

House extensions and domestic outbuildings SPG

The Stow Park Conservation Area Appraisal

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

Legislative background in Annex 1

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.

- 6.2 Local Highways Authority: There are no highway impacts anticipated and therefore no objections offered.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 19/05/2026.

- 7.1 42no. neighbours were consulted. 1 comment was received.

Overall the objection relates to concerns about construction impacts—particularly excessive noise, anti-social working hours, and lack of control based on previous negative experiences. (full comments published online)

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The application is located within the Stow Park Conservation Area, accordingly consideration must be given to the preserve/enhance test as contained within the Historic Environment (Wales) Act 2023 and Technical Advice Note 24: The Historic Environment.

8.2.2 *Side extension*

The proposed extension would be located on the side elevation of the dwelling and would be readily visible from the public realm, thereby influencing the character and appearance of both the host dwelling and the conservation area. However, the extension is set back from the principal elevation and is of a scale and design that clearly demonstrates its subordinate relationship to the existing dwelling. As such, it would not compete with the host property. The scale, design and use of materials to match the existing dwelling are considered acceptable and would appear sympathetic to both the dwelling and the character of the conservation area. The Heritage officer has provided comment and has no objections to the side extension, details for the roof lantern, finished in white aluminium, have been provided and the parapet wall will reduce its prominence within the surrounding area. Overall, it is concluded that the side extension will preserve the setting of the conservation area.

- 8.2.3 Within the House Extensions and Domestic Outbuilding SPG, it outlines that extensions should match roof forms of the existing dwelling, whilst the design is contrary to the SPG, the set back and the single storey height reduces prominence within the area and deemed appropriate in this location.

8.2.4 *Dormer*

1no. dormer is proposed on the front elevation of the property. The dormer is small in scale and holds a hipped roof to match that of the main dwelling and appears sympathetic to the character of the dwellinghouse. The Heritage Officer was consulted and has no formal objection, however, detailing (including cheek material, window joinery, and rainwater goods) will be critical and a suggested condition is added below.

8.2.5 *Decking*

The decking area is proposed off the side extension. There was previously a raised decking on the site off the existing side elevation. Whilst there appeared to be trees along this boundary, these have now been removed. This is being investigated under a separate enforcement case. The materials proposed are a composite decking in light grey, with frameless glazed balustrading. The heritage officer was consulted on the scheme and states that the decking area 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. The heritage officer has requested a condition for further details to be

submitted on the decking to ensure appropriate appearance following specialist design and specification; however, a drawing and material details have been provided, and this is deemed sufficient. However, a privacy screen will need to be conditioned to the rear to stop overlooking to the neighbouring property. These details will be secured via condition.

8.2.6 *Roof lights*

In total, 4no. new roof lights are proposed. 2no. to the rear and 1no. on each side elevation. The heritage officer states 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 to ensure these are of a CA standard.

8.2.7 *Solar panels*

The solar panels proposed are to be roof integrated solar panels and the applicant has provided the data sheet to demonstrate this. The heritage officer has commented and states, provided the installation falls within the parameters of permitted development, the installation is outside of our control. On assessment, the panels are integrated within the roof, they will not appear bulky on the roof. Given the fallback, it is considered these are acceptable in this location.

8.3 **Residential Amenity**

8.3.1 *Decking*

The house extensions and domestic outbuildings SPG states in para 5.5.3 *a raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable*. The proposed decking is raised and situated off the side of the side extension. This would go up to the rear boundary line of the existing dwelling. To limit views into the neighbouring garden, a 1.8m privacy screen shall be erected along the rear of the amenity space and this will be secured via condition. The applicant could erect a 2m fence along the boundary without prior consent of the local planning authority, and therefore, the erection of the 1.8m fence/privacy screen on the decking area would not appear demonstrably harmful. The privacy screening will limit views into the neighbouring garden and windows.

8.3.2 *Extension*

The house extensions and domestic outbuildings SPG also states there are daylight tests which should be undertaken to consider potential loss of light from new development. In this case, the 45-degree light test would apply. The 45° test is required where any extension from an existing building line affects a protected window. As the property is semi-detached, the light test was undertaken from the neighbouring ground floor window adjacent to the application site on the Northern elevation. The plan view test failed, and the elevation test marginally failed. On assessment of this, the test was marginally failed, and there would not be a significant loss of light to the window. Given the orientation of the properties, and the neighbouring window on the Northern elevation, there would not be a significant reduction in sunlight from the proposed development, and overshadowing would be caused by the existing dwellinghouse. Moreover, as the development is single storey, on balance, the development is considered acceptable in this location. In terms of outlook concerns from neighbouring windows, specifically the ground floor window closest to the development, when assessing the fallback position, the applicant could build an

extension and erect fencing under permitted development along the boundary, and therefore, it is concluded that the development proposed would not have a similar impact if this were to happen.

8.4 Movement

- 8.4.1 The highways officer was consulted on the application and states there are no objections to the development in compliance with Policy GP4.

8.5 Biodiversity

- 8.5.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* A GI statement has been provided, however, the applicant has not undertaken the stepwise approach in relation to the application. Therefore, this has been undertaken below.

1. Avoid- The applicant is not avoiding the development.
2. Minimise- the applicant is proposing the development on the side elevation on grassland, this would minimise the impact on wildlife.
3. Mitigate/restore- grassland is of low amenity value and an enhancement scheme has been provided.
4. Compensate on site- the proposal provides 1no. bird box, given the scale of development, this is deemed acceptable.

- 8.5.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. A bird box is proposed as part of the development. As such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

- 8.5.3 It is noted that trees have been removed from site along the shared boundary fence, however, this is subject to an enforcement case and will be dealt with accordingly.

8.6 Drainage

- 8.6.1 Any development built over sewers/drainage would need separate consent from Welsh water to check if any sewers or drains need to be moved or diverted.

8.7 Other comments

- 8.7.1 A neighbour comment was received due the potential of noise and antisocial hours that builders could work from previous building work that has been undertaken at the house. The neighbour states there should be an agreement with the council for noise. Given that the development is at a householder scale, it is not necessary to impose a CEMP condition

in this instance given the scale of development. Any noise complaints should be directed to the environmental health if they arise.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 Overall, the side extension, dormer, roof lights and decking are of an appropriate scale and design, preserving the character and appearance of the host dwelling and the special character of the Stow Park Conservation Area. Subject to conditions relating to materials, conservation-style roof lights and privacy screening, the proposal would not result in unacceptable impacts on neighbouring residential amenity. Furthermore, the development raises no highway concerns and provides biodiversity enhancements which are proportionate to the scale of the proposal. It is therefore concluded that the development is acceptable and preserves the character and appearance of the conservation area.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: *2025.499_PL03_B Plans Elevs Proposed*; Existing Elevation Plans; Site Location Plan and Existing/Proposed Site Plans; Korniche Lantern Brochure; Green Infrastructure Statement; Solar Panels

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 The external surfaces of the extension, and decking area, hereby approved, shall be constructed of the materials specified on the approved drawing number: *2025.499_PL03_B Plans Elevs Proposed* and retained as such for the lifetime of development.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 Prior to the beneficial use of the terrace hereby approved, a privacy screen serving the eastern elevation of the raised decking, shall be erected to a height of 1.8 metres above the level of the terrace and obscure glazed to a minimum Level 4 on the Pilkington Glass Obscurity Level and shall be retained as such for the lifetime of development.

Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the NLDP.

04 Prior to the commencement of development, 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.

Reason: To ensure the scheme is sympathetic to the Conservation Area.

05 Prior to the commencement of development, 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.

Reason: To ensure the scheme is sympathetic to the Conservation Area.

05 The biodiversity enhancement scheme shall be implemented in accordance with the approved plans: *2025.499_PL03_B Plans Elevs Proposed*; *Green Infrastructure Statement*, prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

06 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.

Reason: To ensure the development is sympathetic to the Conservation Area.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6. CE7. SP9 were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

Annex 1- Heritage Officer legislative background

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.