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Sent: 07 July 2025 12:28

To: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0372 (Orchard House 11A Norman Street Caerleon Newport NP18 1BB)

Hi Grant

**RE: 25/0372 REMOVAL OF EXISTING DORMER WINDOWS AND THE
INSTALLATION OF AOV (AUTOMATIC OPENING VENT) ROOFLIGHT ABOVE
STAIRCASE AND PV PANELS (PART RETROSPECTIVE)**

I have been sent forwarded this consultation through and have now had the chance to look at the application.

Photovoltaics

Provided you are satisfied that the proposed PVs fall under PD guidelines (as outlined by Part 40 – which also applied to flats), then I have no comments regarding this aspect of the proposal.

Dormers and Rooflights

As the building constitutes flats (as opposed to a dwellinghouse), the proposed loss of dormers and insertion of a Velux vent are indeed both considered to be material alterations to the building which will require planning permission.

I have no issue with these however: due to the location of the building within its extensive grounds (and the recessed and coloured nature of the proposed vent) they are not considered to be prominently located upon the building and are not readily appreciable from the public realm of the CA. I have no issue with this part of the proposed.

Windows and Doors

I note that the proposed replacement of windows and doors fall outside of the present application description. However, there is some variation within these drawings from those previously approved under 18/1236. As they are still proposed to be formed in painted timber – and due to the location of the building within its extensive grounds - they are not considered to be prominently located upon the building and are not readily appreciable from the public realm of the CA. Therefore, I have no concern to this regard.

Bat Boxes and Re-Roofing

It is now proposed to re-roof the building in its entirety, using *'Marley Plain Clay Tiles – (or similar approved) in a Burnt Red Brindle. Ridge tiles to be matching half round profile. Hips and valleys to be matching*

mortar bedded 'Granny' hip and valley tiles respectively. The roof of the building is prominent within CA views, notably from the north. However, if it is clarified that this specific material is indeed to be used, I have no issue with the proposed replacement as they would be a good match for the existing.

It seems that bat boxes are now proposed to be located under the eaves of the North-West elevation (see proposed Elevation 4) and upon the tall and prominent chimney stacks of the building - and have potential to be visible from within Conservation Area views (from Goldcroft Common to the north). These are not included within the application description but would be considered to constitute a material alteration affect the external appearance of the building (and would therefore require planning permission). Whilst I am glad to see that they are not proposed to be affixed to the most decorative or prominent chimney stack elevations, we should seek clarification as to their finished colour, to ensure that they blend in well with the brick and thus reduce their prominence as far as possible.

If the above items are satisfactorily clarified, it would be considered that the character and appearance of Caerleon Conservation Area would be preserved.

Please note that Cadw should be consulted upon this application, as the works partly constitute development likely to be visible from a scheduled monument.

Any queries or clarifications required, please do get in touch.

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

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