

From: Arnall, Guy

Sent: 22 July 2026 14:30

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

Subject: RE: Planning Consultation Request for case ref: 26/0515 (3 Clytha Crescent Newport NP20 2EY) (FULL)

Hi Marnie

Re: CHANGE OF USE FROM SINGLE DWELLING HOUSE TO 6 BED HMO (RESUBMISSION)

Background

My principal concern regarding previous application for this property (refused at appeal under CAS-04572-Z7V2B7) was the proposed introduction of an excessive number of roof-lights (4.no) to the prominent front roof slope of the building. This concern was supported by the inspector who considered that:

“Conservation Area

4. The terrace of which the appeal site forms part is formed of two-storey rendered properties with decorative keystones, sills and cornices framing well-proportioned and regularly placed windows and doors. In concert with the terrace south of Mountjoy Place, the consistency in the scale and design of front elevations affords Clytha Crescent a distinctive quality which contributes positively to the character and appearance of the CA.

5. Notwithstanding this, the principal visual change to the front elevation resulting from the appeal scheme would be the installation of four rooflights. As noted by the main parties, adjoining dwellings already feature rooflights which are visible from nearby viewpoints. Nonetheless, I concur with the Council’s Heritage Officer that, whilst the prominence of the four proposed rooflights could be lessened via a condition to secure flush-fitting and dark matt surrounds, their number and insensitive placement relative to the existing fenestration would not preserve or enhance the appearance of the dwelling, causing harm to the CA.”

Observations

As identified within the Clytha Conservation Area Appraisal (February 2020):

‘4.3.6 Detracting Features

Rooflights on principal elevations, which detract from the architectural value of the buildings, as well as the general streetscape and roofscape. This is especially obtrusive on Clytha Crescent where the modest size of the terraces mean that the roof is more clearly visible.’

However, the existing rooflights to adjacent buildings have been in situ long enough to benefit from deemed consent. In some cases, they appear to have been in situ on formation of the CA in 2009. Upon that basis, and due to their proliferation across the terrace in question, I would not object to rooflights in this location per se, however, they should be as unobtrusive as possible, as per our House Extensions and Domestic Outbuildings SPG, which states that:

‘5.7.11 HEDO 6.7 (Skylights and roof windows)

Where a roof light is required to the front or other prominent elevation; care should be taken to ensure that its proportions and positioning reflect the style and character of a dwelling, and that it does not look unduly prominent. Flush-fitting roof lights may help to reduce prominence.

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.'

Considering the above I would suggest that, pending satisfaction of the condition applied below, the proposed would result in minimal adverse impact upon the character and appearance of the conservation area:

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.

Reason: To safeguard the character and appearance of Clytha Conservation Area, in accordance with section 160(1) of the Historic Environment (Wales) Act 2023 and Policy CE7 of Newport Local Development Plan 2011 – 2026.

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