

Aldous, Catherine (Senior Planning Officer)

From: Arnall, Guy
Sent: 06 January 2026 12:42
To: Aldous, Catherine (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/1047 (46 Caerau Road Newport South Wales NP20 4HH) (FULL)

Hi Catherine

Re: 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)

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."*

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.

3.7.1 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.

The mature trees in the Stow Park Conservation Area are an integral part of its character."

Aim and Objective 5 states that:

“The rich green-ness of the Conservation Area should be protected through the considered management of existing trees and careful design of new planting.

Reason: To protect a defining characteristic of the Conservation Area and to manage trees in line with other local policy.”

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

2. Analysis

46 Caerau Road is identified as a Positive Contributor towards the CA. Though an undesignated heritage asset, the property has high historical and aesthetic value as a large, late-19th century house which is one of the few originally detached properties along Caerau Road. Despite its set-back position, the building is prominently located within an Important CA view (see p.15 of the Stow Park CAA). It is an imposing, symmetrical, two-storey villa with ornate stucco finish, full-height faceted bay windows to front, framing a central Doric front porch with low, pedimented roof. The hipped roof has over-hanging corbelled eaves and a slate finish; its symmetry further reflected in its buff brick chimney stacks with cream terracotta pots.

The house is set behind a decorative and significant boundary wall (see below). The generous plot contributes further towards the setting (and the significance) of the undesignated asset, as a high-status, detached property. Though there is a large area of hardstanding to the front (and south) of the house, it is formed principally in stone, providing a soft and natural appearance (see image below). Beds to the front and northern boundary also provide generous areas for trees and other planting, which allow for visually important amenity and further, positive contribution towards the character and appearance of the CA.

Trees

This application proposes:

- *“Felling of three trees within the site, including two cypresses and an ash tree, with two palm trees and a red maple tree planted to replace them, respectively (this aspect of the works is retrospective, having already taken place).”*
- *“Retention of all other trees within the site with some pruning.”*

As identified within the CAA, the large open gardens, their extensive planting, and their mature trees make a very positive contribution towards the character and appearance of Stow Park Conservation Area.

I cannot see that a site Landscape plan (as referenced within the Biodiversity Report) has been submitted. Whilst I will defer observations to my tree colleagues, I would note that any loss of substantial and protected trees would result in harmful impact upon character and appearance of Stow Park CA.

Boundary Wall and Gates

As identified within the accompanying HIA:

“The house is set behind a low, coped stone boundary wall with fencing above and square, coped piers flanking two wooden, gated entrances to a semicircular driveway and a metal gated side entrance (the latter gate being to No. 46a). The piers display floral motifs and other decorative features, including the name ‘Caerau’ incised into the upper section. This front boundary wall is of similar design and construction to two properties to its N, also being continuous with these walls.”

Though the HIA is silent upon the significance of this boundary feature, it is of considerable age and considered to be highly characterful. Indeed, the snecked and rock-faced stonework, freestone copings with swept level changes, and substantial decorative gate piers are all highly likely to be original to the property, which was named “Caerau” within the OS map of 1884. These features are all considered to make a very positive contribution

towards the character and appearance of the conservation area. Though it seems likely the low boundary wall once featured ornate metal railings (presumably lost during WW2), the existing painted and close-boarded fence is also considered to be of characterful design, featuring swept level changes to reflect the original form of the masonry wall below. The painted timber gates are likely contemporary to the fencing and though poorly maintained, are framed-ledged-and-braced, with substantial strap hinges. They make a generally positive contribution towards character and appearance.

According to the supplied HIA, the Executive Summary (p.2) states that:

"The proposed works will also result in a limited change to the setting of the asset. Details concerning the design and colour of the gates are unavailable at present, apart from the intention to install arched gates and for both gates and fencing to be of timber construction and therefore consistent with the existing structures. Ensuring the fencing and gates are of similar design and colour to the existing structures and that the electric gate operating mechanisms are discreetly located would further mitigate impact."

Though, conversely, concludes that:

"...changes to the front boundary and garden resulting in little change to the stone wall, beyond the slight widening of the entrances, and the new gates and fencing being of timber construction matching the existing structures. Ensuring that the new fence and gates are consistent in terms of design and colour with those that are to be replaced and that the electric mechanisms operating the gates are discreetly positioned would further mitigate impact..."

Summary of the proposed works on p.22 of the HIA states that:

- *"Relocation of two gate piers to widen the two vehicular entrances to a minimum of 3200mm, plus the installation of new electric timber arched gates in these entrances, the colour and design of which are yet to be confirmed."*
- *"Retention of the low stone boundary wall and the replacement of the timber close boarding fence above, the design and colour of which is to be confirmed."*

Assessment of Impact for this part of the proposals is described within p.23 of the HIA:

"The proposed widening of the vehicular entrances will likely be a minimally noticeable change within the asset's setting and, whilst it is not possible to determine the impact of the new fencing and arched gates, as proposed, in the absence of colour and design details, their timber construction suggests they will be of largely similar character to the existing gates and fencing thereby, assuming the electric operating mechanisms are minimally visible, limiting the extent of change."

The Overall conclusion on p.25 of the HIA states that:

"The proposed works are also likely to result in limited change to the asset's setting. Details concerning the design and colour of the gates are unavailable at present, apart from the intention to install arched gates and for both gates and fencing to be of timber construction and therefore consistent with the existing structures. Ensuring the fencing and gates are of similar design and colour to the existing structures and that the electric gate operating mechanisms are discreetly located would further mitigate impact."

Drawing No. RA2025/02-02 (Proposed Ground Plan and Fence Elevation) shows the proposed street-facing boundary wall in elevation. In my view:

- Relocation and careful reconstruction of the existing gate piers, to widen the existing vehicular entrances, would not be considered to have a substantial negative impact upon character and appearance, provided they are rebuilt to match. To this end, a method statement and specification of works may be secured via condition.

- It is proposed to reconstruct the existing close-boarded fencing to match the existing. The proposed “colour/stain” of the new fencing is not made clear. This would be considered to preserve character and appearance, though proposed colour should be conditioned (and be of a muted tone, either to match the existing or of a suitable ‘heritage’ colour).
- Details of the proposed gates are very low. Whilst they appear to now be of 50:50 split and side-hung (opening inwards), it is entirely unclear how the “*electric operating mechanisms*” would be installed and would operate. In elevation, no strap hinges are shown. In plan, no posts are shown, but the gates appear to retain their position within the reveals of the brick piers, though set further back than the existing. As per the HIA, the drawing clearly indicates that the fence and gates will be “PAINTED TO AGREED COLOUR ON APPROVAL”. I would say that we need detailed design for the new gates up-front (i.e. prior to determination), to demonstrate that the new and their automatic opening mechanisms will preserve character and appearance.

Hardstanding

As identified within the accompanying HIA:

“Behind this boundary wall, the surface in front of the house is largely of gravel, earth and debris from the former paving. A semicircular island of trees is set against the boundary wall between the two entrances to the house, with a grassed area with planting beds positioned along its N edge in the N extent of the site. This grassed area continues to the N of the house, where the wooden raised deck is noted. The area to its S is paved with slabs and has a stone-built well with gabled cover adjacent to a stone wall with arched coping. There is additionally a single-storey brick outbuilding in this area with two timber plank-and-batten doors and two casement windows, as well as a central opening with a low stone plinth.”

Proposed works here are described within p.22 of the HIA as:

- *“Replacement of the existing grass and planters in the N extent of the front garden with artificial grass and the installation of a stone slab path across this.”*
- *“Removal of the paving and slabs across the S extent of the site (this aspect of the works is retrospective) and replacement with pattern-printed concrete with LED sensor ground lights installed.”*
- *“Replacement of low stone walls with new stone walls around the planters in the S extent of the site, with cell web membranes installed beneath the pattern-printed concrete around these.”*

According to P.2 of the supplied the HIA, *“The proposed changes affecting the ‘crazy paving’ and slabs of the driveway also do not represent a notable change to the asset’s setting; moreover, the proposed pattern-printed concrete is evidently to be of similar design to the ‘crazy paving’... The retention of all the other trees in the site is also considered to mitigate impact, screening the changes to the paving and grass of the front garden, in addition to maintaining the present green character.”*

In my view, though not prominently visible from the western side of the road, the height of the boundary wall/fence allows for public views of the property’s forecourt from the eastern pavement, and loss of the natural stone finish to the principal front of the house to printed concrete (already undertaken – see below) has resulted in a stark and uniform finish which fails to preserve or enhance the character or appearance of the site, the setting of the undesignated asset, or the wider conservation area. This visual harm would be further exacerbated by the proposed introduction of modern LED sensor ground lights and “ACO” drainage to the perimeter of the house.

To the north of the site, the proposed loss of planting beds to the front and side boundaries (given over to white stone chippings), and loss of the lawned area to ‘Astroturf’ would also impact negatively upon the lush, characterful, and spacious front garden which contributes positively towards the character and appearance of the area.

I am unclear how the net loss of planting area to the boundaries and an increase in hardstanding (including loss of grassed area to ‘Astroturf’) will serve to enhance biodiversity.





Previously existing arrangement of garden to 46 Caerau Road
 Road
 46 Caerau Road (undertaken without permission)

Existing hardstanding to

Conclusion

Page 3 of the HIA acknowledges some harm to the character and appearance of Stow Park Conservation Area: *“The overall impact of the proposed development upon No. 46 Caerau Road and the Stow Park Conservation Area can be assessed as Slight.”*

I would concur that tangible harm will result from these works, contrary to the aims of Historic Environment Wales Act 2023, Planning Policy Wales and Policy CE7 of Newport Local Development Plan 2011 – 2026, January 2015. As a result, I would recommend that the application be refused.

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 16 December 2025 11:20

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/1047

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/1047

Address: 46 Caerau Road Newport South Wales NP20 4HH

Proposal: 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)

submitted on 27 November 2025.

View details of 25/1047 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F1047&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Caec9c9974c404536c3b108de3c950df1%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639014808233394452%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=hp5CSx5EI0AAz4O9VqgLWj5Xr2zyenrOU4%2Biz3%2FPjw4%3D&reserved=0>

Your sincerely
Development Management