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## AGENDA

**Pwyllgor** PWYLLGOR CYNLLUNIO

**Dyddiad ac amser y cyfarfod** DYDD MERCHER, 9 MAI 2018, 1.30 PM

**Lleoliad** YSTAFELL BWYLLGORA 4 - NEUADD Y SIR

**Aelodaeth** Cynghorydd Keith Jones (Cadeirydd)  
Cynghorwyr Gordon, Ahmed, Asghar Ali, Congreve, Driscoll, Goddard, Hudson, Jacobsen, Jones-Pritchard a/ac Lay

### 1 Ymddiheuriadau am Absenoldeb

### 2 Cofnodion

Cymeradwyo cofnodion y cyfarfod blaenorol a gynhaliwyd ar 19 Ebrill 2018 fel cofnod cywir

### 3 Datgan Buddiannau

I'w gwneud ar ddechrau'r eitem agenda dan sylw, yn unol â Chod Ymddygiad yr Aelodau.

### 4 Deisebau

Derbyniwyd deisebau ynghylch y ceisiadau canlynol yn unol â Rheol Weithdrefn 14.2 Cyfarfodydd Pwyllgorau. Mae'r deisebwyr wedi cael gwybod bod ganddynt hawl i siarad ac mae'r ymgeiswyr/asiantau wedi cael gwybod bod ganddynt hawl i ateb:

De Clare Drive, Radur

### 5 Ceisiadau Rheoli Datblygu

a Tir yn North/Maindy Road, Cathays

b 105 Romily Road, Treganna

c Tir yn De Clare Drive, Radur

### 6 Ceisiadau wedi eu penderfynu gan Bwerau Dirprwyedig – Ebrill 2018

**7 Eitemau Brys (os oes unrhyw)**

**8 Dyddiad y Cyfarfod Nesaf – 13 Mehefin 2018**

**Davina Fiore**

**Cyfarwyddwr Llywodraethu a Gwasanaethau Cyfreithiol**

Dyddiad: Dydd Iau, 3 Mai 2018

Cyswllt: Kate Rees, 02920 872427, [krees@caerdydd.gov.uk](mailto:krees@caerdydd.gov.uk)

## **GWE-DARLLEDU**

Caiff y cyfarfod hwn ei ffilmio i'w ddarlledu'n fyw a/neu yn olynol trwy wefan y Cyngor. Caiff yr holl gyfarfod ei ffilmio, heblaw am eitemau eithriedig neu gyfrinachol, a bydd y ffilm ar gael ar y wefan am 12 mis. Cedwir copi o'r recordiad yn unol â pholisi cadw data'r Cyngor.

Ar ddechrau'r cyfarfod, bydd y Cadeirydd yn cadarnhau a gaiff y cyfarfod cyfan neu ran ohono ei ffilmio. Fel rheol, ni chaiff ardaloedd y cyhoedd eu ffilmio. Fodd bynnag, wrth fynd i'r ystafell gyfarfod a defnyddio'r ardal gyhoeddus, mae aelodau'r cyhoedd yn cydsynio i gael eu ffilmio ac y defnyddir y lluniau a recordiadau sain hynny o bosibl at ddibenion gwe-ddarlledu a/neu hyfforddi.

Os oes gennych gwestiynau ynghylch gwe-ddarlledu cyfarfodydd, cysylltwch â'r Gwasanaethau Pwyllgorau ac Aelodau ar 02920 872020 neu e-bost [Gwasanethau Democrataidd](#)

Mae'r dudalen hon yn cael ei adael yn wag yn fwriadol



## DRAFT MINUTES

**DRAFT MINUTES**

Meeting ID	3349
Committee	Planning Committee
Date	19/04/2018
Attendees	Councillor Keith Jones (Chair) Councillor Iona Gordon (Deputy Chair) Councillor Ali Ahmed (Committee Member) Councillor Asghar Ali (Committee Member) Councillor Wendy Congreve (Committee Member) Councillor Sean Driscoll (Committee Member) Councillor Susan Goddard (Committee Member) Councillor Lyn Hudson (Committee Member) Councillor Frank Jacobsen (Committee Member) Councillor Mike Jones-Pritchard (Committee Member) Councillor Chris Lay (Committee Member) Councillor Keith Parry (Committee Member) Kate Rees (Clerk) Mandy Farnham (Notify) Gill Nurton (Notify)

Item ID	11826
Item Title	Apologies for Absence
Summary	Councillor Goddard, Congreve and Jacobson

Item ID	11827
Item Title	Minutes
Summary	The minutes of the 15 March 2018 were approved as a correct record.

Item ID	11828									
Item Title	Declarations of Interest									
Summary	<table border="1"> <thead> <tr> <th>COUNCILLOR</th> <th>ITEM</th> <th>REASON</th> </tr> </thead> <tbody> <tr> <td>Ashgar Ali</td> <td>18/00074/MNR</td> <td>Owns house in the Same street.</td> </tr> <tr> <td>Lay</td> <td>18/00089/MNJ</td> <td>Spoke as Ward Councillor</td> </tr> </tbody> </table>	COUNCILLOR	ITEM	REASON	Ashgar Ali	18/00074/MNR	Owns house in the Same street.	Lay	18/00089/MNJ	Spoke as Ward Councillor
COUNCILLOR	ITEM	REASON								
Ashgar Ali	18/00074/MNR	Owns house in the Same street.								
Lay	18/00089/MNJ	Spoke as Ward Councillor								

Item ID	11829
Item Title	Petitions
Summary	Application no: 18/00074/MNR, 105 Romily Road, Canton Application no: 18/000/MJR, Land at Harrison Drive, Trowbridge

Item ID	11830
Item Title	Development Control Applications
Summary	<p>The Committee considered the schedule of development control applications submitted in accordance with the Town &amp; Country Planning Act 1990. RESOLVED: That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendations as set out in the report of the Director of City Operations subject to any further amendments as detailed below and notification be given of the decision in accordance with Section 74 of the Planning (Listed Building &amp; Conservation Area Act 1990)</p> <p><b>APPLICATIONS GRANTED.</b></p> <p>18/00074/MNR – GRANGETOWN</p> <p>23 DINAS STREET Change of use from 3 flats to 1 flat and 6 bed house in multiple occupation plus external alterations.</p> <p><b>APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990:</b></p> <p>17/02832/MJR – PLASNEWYDD</p> <p>116-118 CITY ROAD Demolition of existing A3 unit and residential apartments above proposed A3 commercial unit at ground floor and 5 x no residential student clusters (30 beds) accommodation on 4 no storey with common facilities on the ground floor.</p> <p>Subject to an additional condition to read:</p> <p>'The stairwell windows to the proposed north-west elevation at second, third and fourth floor shall be non-opening below 1.8m above internal floor level and shall be glazed in obscured glass'</p> <p>18/00089/MJR – TROWBRIDGE</p> <p>LAND AT HARRISON DRIVE Proposed construction of 21 affordable housing units (including 18 no, 1 bed flats, 2 no 2 bed flats and 1 no bed accessible flat) and associated works.</p> <p>Subject to an additional condition to read:</p> <p>'Prior to the commencement of development a Construction Management</p>

Plan shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include, but not be limited to, details of construction traffic routes (that will make reasonable provision for the avoidance of conflict with Meadowlane School) and heavy vehicle movement timings (that will make reasonable provision for the avoidance of conflict with Meadowlane School arrival and leaving times).

## **APPLICATIONS DEFERRED**

17/03026/MJR – CATHAYS

### **LAND AT JUNCTION OF NORTH ROAD AND MAINDY ROAD**

Total demolition of the existing buildings and redevelopment for student accommodation (approx., 3.644M2) comprising studios and clusters, common amenity areas, external open space amenity areas, 1 no A1/A3 unit and associated landscaping and highways works.

REASON: In order for a site visit to this location to take place.

18/00034/MNR – CANTON

### **105 ROMILY ROAD**

Change of use from 3 bed dwelling to 7 bed HMO and construct single storey extension and dormer to loft conversion.

REASON: In order for officers to draft reasons for refusal based on KP5 (Quality of Design/ Layout) and H5 (i), (iii) & (iv) of the adopted Local Development Plan.

Item ID	11831
Item Title	Applications decided by Delegated Powers
Summary	Noted – March 2018

Item ID	11841
Item Title	Urgent Item (s) (if any)
Summary	None

Item ID	11842
Item Title	Date of the Next Meeting - 9 May 2018
Summary	

Mae'r dudalen hon yn cael ei adael yn wag yn fwriadol

## LOCAL MEMBER OBJECTION

COMMITTEE DATE: 09/05/2018

APPLICATION No. **17/03026/MJR** APPLICATION DATE: 18/12/2017

ED: **CATHAYS**

APP: TYPE: Full Planning Permission

APPLICANT: JM Properties Management

LOCATION: LAND AT JUNCTION OF NORTH ROAD AND MAINDY ROAD, CATHAYS, CARDIFF

PROPOSAL: TOTAL DEMOLITION OF THE EXISTING BUILDINGS AND REDEVELOPMENT FOR STUDENT ACCOMMODATION (APPROX. 3,644M2) COMPRISING STUDIOS AND CLUSTERS, COMMON AMENITY AREAS, EXTERNAL OPEN SPACE AMENITY AREAS, 1NO A1/A3 UNIT AND ASSOCIATED LANDSCAPING AND HIGHWAYS WORKS

**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. This consent relates to the following approved plans and documents:

Plans

Drawing No: 27066 ELE\_50\_01 Rev F (Proposed Elevations 1 of 3);  
 Drawing No: 27066 ELE\_50\_02 Rev F (Proposed Elevations 2 of 3);  
 Drawing No: 27066 ELE\_50\_03 Rev E (Proposed Elevations 3 of 3);  
 Drawing No: 27066 ELE\_60 Rev E (Proposed Street Elevation);  
 Drawing No: 27066 LO\_50\_01 Rev G (Proposed Ground Floor Plan);  
 Drawing No: 27066 LO\_50\_02 Rev F; (Proposed First Floor Plans);  
 Drawing No: 27066 LO\_50\_03 Rev F (Proposed Second Floor Plans);  
 Drawing No: 27066 LO\_50\_04 Rev F (Proposed Third Floor Plan);  
 Drawing No: 27066 LO\_50\_05 Rev F (Proposed Fourth and Fifth Floor Plans);  
 Drawing No: 27066 LO\_50\_06 Rev E (Proposed Roof Plan);  
 Drawing No: 27066 PL\_10 Rev E (Proposed Site Layout );  
 Drawing No: SHF.1466.001L.D.001A Rev A (Planting Proposals);  
 Drawing No: SHF.1466.001.L.D.003 (Tree Pit Detail);

## Documents

Design and Access statement;  
Design and Access statement February 2018 Addendum;  
Air Quality Assessment by Hydrock dated 8<sup>th</sup> March, 2017;  
Planning and Retail Statement by Barton Willmore dated August 2017,  
Transport Statement by Corun Transport and Highway Engineering dated December 2017;  
Environmental Noise and Vibration Survey by Hunter Acoustics dated 20th July, 2017,  
Bat Scooping Survey Report by Environmental Methods dated August, 2017  
Geotechnical desk study report by integral Geotechnique  
Pre-Application Consultation Report dated October 2017;  
Drainage Strategy by SHEARdesign dated December, 2017.

Reason: For the avoidance of doubt.

3. Prior to their installation samples of the external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with policy KP5 of the Cardiff Local Development Plan.
4. Prior to the beneficial occupation of the development hereby approved the details of the proposed windows on the east elevations facing the terraced properties shall be submitted and approved in writing with the Local Planning authority. The approved details shall be implemented on site and shall thereafter be retained.  
Reason: To ensure the privacy of the adjoining neighbours in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).
5. The existing brick boundary wall between the application site and 133 Maindy Road shall remain.  
Reason for the avoidance of doubt.
6. No development, other than demolition and site clearance, shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the site will be effectively drained, the means of disposal of surface water and indicate how foul flows will communicate to the existing public sewerage system.  
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with policy EN10 of the Cardiff Local Development Plan.

7. The landscaping scheme as shown on Drawing No: SHF.1466.001L.D.001A Rev A (Planting Proposals); and Drawing No: SHF.1466.001.L.D.003 (Tree Pit Detail shall be implemented prior to beneficial occupation of the development, or unless agreed in writing with the Local Planning Authority.  
Reason: To ensure that the proposals will maintain and improve the amenity and environmental value of the area, in accordance with policy KP5 of the Cardiff Local Development Plan.
8. Any trees, plants, or hedgerows which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.  
Reason: To maintain and improve the amenity of the area in accordance with policies KP5 and EN8 of the Cardiff Local Development Plan.
9. No development shall commence, including any works of demolition, until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to throughout the demolition and construction period. The CMS shall provide for: (i) The parking of vehicles of site operatives and visitors; (ii) Loading and unloading of plant and materials; (iii) Storage of plant and materials used on constructing the development; (iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) Details of highways/footway closures; (vi) Wheel washing facilities; (vii) A dust assessment with measures to monitor and control the emission of dust and dirt during demolition and construction; and (viii) A scheme for the recycling/disposing of waste resulting from demolition and construction works.  
Reason: In the interests of highway safety and public amenity.
10. No part of the development hereby permitted shall be occupied until a travel/parking/traffic/resident/letting management plan to include, but not limited to, the promotion of walking, cycling, public transport and other alternatives to the ownership and use of the private car; the management of student drop-off and collection/traffic at the start and end of term; the control of vehicular access to the site and the exclusion, and control of student resident car parking within the site and surrounding area, has been submitted to and approved by the Local Planning Authority. Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway.  
Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway in accordance with policy T5 of the Cardiff Local Development Plan.
11. No part of the development hereby permitted shall be commenced until a

scheme of public realm improvement works to the footways adjacent to the site on Maindy Road and North Road, has been submitted to and approval in writing by the LPA. The scheme to include the removal and reinstatement as footway of the redundant existing vehicle entrances on Maindy Road and the resurfacing/reinstatement as required of the remainder of the footway abutting the site; to include as required renewal of surfacing, kerbs, edging, drainage, lighting, lining, signing and street furniture as required as a consequence of the scheme. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the site.

Reason: To ensure the reinstatement of the footway and provide an improved pedestrian environment to facilitate safe commodious access to the proposed development highway in accordance with policy T5 of the Cardiff Local Development Plan.

12. Prior to beneficial occupation of the development hereby approved details showing the provision of 72 cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles in accordance with policy T5 of the Cardiff Local Development Plan.

13. The proposed car parking and manoeuvring areas shall be laid out in accordance with the approved details before the development is brought into beneficial use and be thereafter maintained and retained at all times for those purposes in association with the development.

Reason: to make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic in accordance with policy T5 of the Cardiff Local Development Plan.

14. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from :

- 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
- 2) a lower rate of between 10 and 17 litres per second against zero back pressure.

No habitable room shall be occupied until the approved sound insulation



and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected in accordance with Policy EN13.

15. The rating level of the noise emitted from fixed plant and equipment from on the site shall not exceed the existing background noise level at any time by more than -10dB(A) at any residential property when measured and corrected in accordance with BS 4142: 1997(or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of future and existing occupiers are protected in accordance with policy EN13 of the adopted Cardiff Local Development Plan.

16. The extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. All equipment shall be so mounted and installed so as not to give rise to any noise nuisance. Details of the above equipment including the chimney shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with EN13 & R8 of the adopted Cardiff Local Development Plan.

17. If at any time the use of the ground floor (A1/A3)premises is to involve the preparation and cooking of hot food, then all fumes from the food preparation area shall be mechanically extracted to a point not less than one metre above the eaves of the main roof and the extraction system shall be provided with a deodorising filter; all fans and pumps shall be so mounted and installed so as not to give rise to any noise nuisance. Details of the above equipment shall be submitted to and approved by the Local Planning Authority and the equipment installed prior to the use for the cooking of food commencing..

Reason: To ensure that the amenities of adjoining and nearby occupiers are not prejudiced.

18. Prior to occupation of any part of the development the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

\* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

19. Prior to the construction phase of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person \* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) not required;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present;
- (iii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, unless the Local Planning Authority agrees to any variation.

\* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal

Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with policy EN13 of the Cardiff Local Development Plan.

20. Prior to the construction phase of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

21. The remediation scheme approved by condition 17 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11'

(September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, unless the Local Planning Authority agrees to any variation.

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

22. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

23. Any topsoil [natural or manufactured], subsoil, or any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

24. Piling or any other foundation designs using penetrative methods shall not

be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order amending, revoking or re-enacting that Order) no windows, other than those hereby approved, shall be inserted in the side elevations facing 133 Maindy Road.  
Reason : To ensure the privacy of the adjoining neighbours in accordance with policy KP5 of the Cardiff Local Development Plan
26. Prior to beneficial occupation of the development hereby approved, details of the means of enclosure shall be submitted to an approved in writing with the Local Planning Authority. The approved details shall be implemented before the beneficial occupation of any of the development hereby approved and shall thereafter be retained. Reason: To ensure a satisfactory means of enclosure in accordance with Policy KP5 of the Cardiff Local Development Plan
27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking, or re-enacting that Order) no telecommunication apparatus shall be erected within the curtilage of the development.  
Reason: To ensure the orderly development of the area with adequate space about buildings and in the interests of the visual amenity of the area in accordance with policy KP5 of the adopted Cardiff Local Development Plan.
28. The ground floor A3 use hereby permitted shall be used for the purpose a café or restaurant and for no other purpose (including any other purpose in Class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order).  
Reason: Permission is granted only because of the characteristics peculiar to this proposal. Other uses within Class A3 could prejudice the amenities of the area in accordance with policy R8 of the adopted Cardiff Local Development Plan.
29. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending or revoking and re-enacting that Order) no sale of hot food for consumption off the premises shall take place from the premises.  
Reason: To ensure that the use of the premises does not prejudice the amenities of the area in accordance with Policy R8 of the adopted Cardiff Local Development Plan.
30. No member of the public shall be admitted to or allowed to remain on the

ground floor commercial (A1/A3) premises between the hours of 23:00 and 08:00 on any day.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected in accordance with Policy R8 of the adopted Cardiff Local Development Plan.

**RECOMMENDATION 2** : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 3** : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
  - Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMMENDATION 4**: Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of

development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

**RECOMMENDATION 5:** The applicant is advised that incoming residents will not be eligible to receive resident parking permits in the adjacent streets.

**RECOMMENDATION 6:** In addition to matters covered by the conditioned Travel Plan, the applicant is requested to provide residents (upon their arrival) with a welcome pack detailing sustainable transport options available locally, to help promote sustainable transport options.

**RECOMMENDATION 7:** The highway works condition and any other works to existing or proposed adopted public highway are to be subject to agreement(s) under Section 278 and/or Section 38 of the Highways Act 1980 between the developer and Council.

## 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application was presented at the April Planning committee, where it was deferred for a site visit. The site visit was undertaken on the 30<sup>th</sup> April, 2018.
- 1.2 Full planning permission is sought for demolition of the existing buildings and replace with a new building of various height from 2 storey to 6. The building is proposed to accommodate 137 bed student accommodation and a 104 sqm A1/A3 retail unit located on the ground floor.
- 1.3 The proposed parking to service the development would be 4 parking spaces (2 of which will be for disabled users) and 72 cycle spaces that would be located within a block located to the rear. Access to both would be via an existing adopted lane located to the south of the application site.
- 1.4 The building is proposed to be finished predominately red brick with upper floors finished in cladding. The window and door frames would be dark grey aluminium.
- 1.5 The plans have been amended as follows:
  - i) The height of the eastern most part of the site adjacent to 133 Maindy Road has been reduced from 3 storeys to 2 storeys, which has reduced the number of rooms from 139 down to 137. These revisions reduce the height of this element of the scheme from approx. 9m down to approx. 6m, just above the eaves height and below the ridge height of the adjacent terraced properties;
  - ii) A horizontal and vertical 45 degree test has been submitted for the revised scheme and it demonstrates that overall there is no adverse effect on daylight for the adjacent dwelling and it would not be unreasonably affected by the proposal.
  - iii) The external treatment of this revised 2 storey section has also been amended. The original red brick has been substituted for recess cladding to match other aspects of the proposed development to provide more

- articulation and architectural interest; and
- iv) The internal refuse store has been increased in size and a separate waste storage has been included for the commercial bin store for the A1/A3 use.

1.6 The following documents have been submitted in support of the application:

Design and Access statement;  
Design and Access statement February 2018 Addendum;  
Air Quality Assessment by Hydrock dated 8<sup>th</sup> March, 2017;  
Planning and Retail Statement by Barton Willmore dated August 2017,  
Transport Statement by Corun Transport and Highway Engineering dated December 2017;  
Environmental Noise and Vibration Survey by Hunter Acoustics dated 20th July, 2017;  
Bat Scooping Survey Report by Environmental Methods dated August, 2017  
Geotechnical desk study report by integral Greotechnique  
Pre-Application Consultation Report dated October 2017;  
Drainage Strategy by SHEARdesign dated December, 2017.

1.7 The agent has provided the following points in support of the application

- 1) There are approx. 36,000 full time students in Cardiff universities (including within University of South Wales campuses based in Cardiff). Taking into account privately-owned and university-owned student accommodation and the 'pipeline' of unimplemented planning permissions, there are still approximately 14,000 students in existing housing stock, with the majority within the wards of Cathays, Plasnewydd and Roath.
- 2) This development will reduce the pressure on the existing housing stock within Cathays, Plasnewydd and Roath, potentially returning it to the open market for family homes.
- 3) Whilst the development will be high quality it will not be 'top-end', and will therefore target the students who are likely to occupy existing housing stock in the area. In addition, as this scheme is not 'top-end' it is not likely to lead to difficulties in letting, which it is understood some of the more expensive student schemes in Cardiff are currently experiencing.
- 4) The gap between the existing built form and the adjacent property is approx. 933mm. The pre-application scheme increased that gap to 1974mm. After discussions with officers this gap has now been increased to 3827mm therefore the separation distance between the two buildings is now 3m wider than the existing situation.
- 5) The element of the proposed development adjacent to the residential property has been reduced to 2 storeys, lower than the adjacent two storey dwelling.
- 6) The shadowing studies demonstrate that BRE guidelines are more than comfortably met.
- 7) Extensive pre-application discussions have taken place with officers regarding the design of the scheme
- 8) Oriel windows have been introduced on the eastern elevation of the rear flank to prevent any overlooking into adjacent properties.
- 9) Public realm improvements are proposed in the vicinity, including improved



- landscaping and footpaths.
- 10) The proposed development provides a focal or landmark feature on this approach to Cardiff, and important vista that is currently occupied by a weak building.
  - 11) Quality materials are proposed.
  - 12) The development is a virtually car-free development.
  - 13) The existing building is in a poor state of repair, particularly the roof, and is at the end of its life.
  - 14) Over £200,000 of planning obligations for public open space, highways and community facilities improvements in the area will be secured via a Section 106 Agreement.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site measures 0.2ha in area. The site comprises a collection of existing one storey buildings of a commercial use.
- 2.2 The site is bound by Maindy road to the north east, which comprises two storey residential terrace dwellings which benefit from rear lane access. Also to the east, and sharing the same rear lane access, is the student development know as Cambrian Point. To the south west is the railway line beyond which is another student development known as Severn Point and to the south west is a principal road known as North Road.

## 3. **SITE HISTORY**

- 3.1 10/00915/C : change of use of former storage area to Upvc showroom – approved.
- 3.2 00/01526/W : alteration to front offices and fence – approved.

## 4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 9 (November 2016).

*4.2.2 The planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision-taker when...taking decisions on individual planning applications.*

*4.2.4 Legislation secures a presumption in favour of development in accordance with the development plan for the area unless material considerations indicate otherwise.*

*4.3.1 All those involved in the planning system are expected to adhere to (inter alia):*

- *putting people, and their quality of life now and in the future, at the centre of decision-making;*
- *taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today;*

- *respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;*
- *tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change; and*
- *taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime.*

*4.4.1 The following sustainability objectives for the planning system reflect our vision for sustainable development and the outcomes we seek to deliver across Wales. These objectives should be taken into account...in taking decisions on individual planning applications in Wales. These reflect the sustainable development outcomes that we see the planning system facilitating across Wales.*

*4.4.3 Planning policies, decisions, and proposals should (inter alia):*

- *Contribute to the protection and improvement of the environment so as to improve the quality of life and protect local and global ecosystems*
- *Ensure that all communities have sufficient good quality housing – including affordable housing – in safe neighbourhoods*
- *Promote access to employment, shopping, education, health, community facilities and green space*
- *Foster improvements to transport facilities*
- *Foster social inclusion.*
- *Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites;*
- *Locate developments so as to minimise the demand for travel, especially by private car;*
- *Support the need to tackle the causes of climate change by moving towards a low carbon economy.*
- *Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings.*
- *Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems.*
- *Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.*
- *Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.*

- *Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity.*
- *Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.*

#### 4.2 Technical Advice Notes (TANs):

5	Nature Conservation and Planning
11	Noise
12	Design
16	Sport, Recreation and Open Space
18	Transport
21	Waste

#### 4.3 Local Development Plan (January 2016):

KP5	Good Quality and Sustainable Design
KP7	Planning Obligations
KP8	Sustainable Transport
KP12	Waste
KP14	Healthy Living
KP15	Climate Change
KP16	Green Infrastructure
KP18	Natural Resources
H6	Change of use or redevelopment to residential use
EC6	Non-Strategic employment site
EN10	Water Sensitive Design
EN12	Renewable Energy and Low Carbon Technologies
EN13	Air, Noise, Light Pollution and Land Contamination
T1	Walking and Cycling
T2	Strategic Rapid Transit and Bus Corridor Enhancement
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
R7	Retail Provision Within Strategic Sites
C1	Community Facilities
C3	Community Safety/Creating Safe Environments
C5	Provision for Open Space, Outdoor Recreation, Children's Play and Sport
W2	Provision for Waste Management Facilities in Development

#### 4.4 Supplementary Planning Guidance to the Adopted Local Development Plan (Jan 2016):

Waste Collection and Storage Facilities (October 2016)  
 Planning Obligations (January 2017)  
 Residential Design Guide (January 2017)  
 Location of Waste Management Facilities (January 2017);

Tall Buildings (January 2017)

- 4.5 The following guidance documents were supplementary to the City of Cardiff Local Plan (1996), now superseded by the Local Development Plan (LDP). They remain a material consideration insofar as they are consistent with LDP policy:

*Access, Circulation and Parking Standards (January 2010)*

## 5. **INTERNAL CONSULTEES RESPONSES**

- 5.1 The Operational Manager, Transportation has assessed the submitted information and raises no objection subject to conditions regarding:
- i. Provision of cycle parking;
  - ii. Provision of disabled/operational parking;
  - iii. Construction management plan;
  - iv. Combined Travel and Student Accommodation Traffic Management plan;
  - v. Public realm highway improvements in the form of a resurfacing scheme around the site apron, including the removal of redundant crossovers on Maindy Road; and
  - vi. The applicant entering into a legal agreement for £74,000 of improvement works (the breakdown is outlined in para 9 of this report)
- 5.2 The Operational Manager, Environment (Contaminated Land): No objections subject to assessment of land and remediation conditions;
- 5.3 The Operational Manager, Environment (Noise) no objection subject to noise and construction management conditions
- 5.3 The Operational Manager, Environment (Air quality): No objection
- 5.4 The Council's Tree Officer No objection.
- 5.5 The Operational Manager, Waste Management: No objection
- 5.6 Team Leader, Neighbourhood Regeneration: No objection subject to the applicant entering into a legal agreement to contribute towards community facilities at Cathays Community Centre (the amount is outlined in paragraph 9 of this report)
- 5.7 The Operational Manager, Drainage Division: No objections
- 5.8 The Operational Manager, Parks and Sport: Overall I welcome the changes made since the pre-application, particularly with regard to retention of the lime trees on Maindy Road and the landscaped courtyard for students which will provide some privacy from the busy road adjacent.

### **Open Space Provision**

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by

policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.

The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be **95.3**. This generates an open space requirement of **0.232 ha** of on-site open space based on the criteria set for Housing accommodation.

Based on the information/drawings submitted a contribution of **£69,452** is sought.

The use of S106 contribution from this development will need to satisfy CIL and the current distance requirements set out in the 2017 Planning Obligations SPG – play areas 600m (not applicable to student and sheltered accommodation), informal recreation 1000m, and formal recreation 1500mm, measured from edge of the site. Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage.

## 6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 Dwr Cymru Welsh Water: No objections subject drainage details to be submitted
- 6.2 The South Wales Police Crime Prevention Design Advisor: welcome the fact that the development is situated close to nearby University Buildings, student facilities and other community infrastructure issues such as transport links.  
The development is located in the council ward of Cathays (which includes the city centre). Over a period between December 2016 and December 2017 there were 3272 incidents reported to South Wales Police within the Cathays ward. The nearby existing student accommodation at Liberty Cambrian Point saw eight incidents reported over the same period including 2 thefts, 2 incidents of anti-social behaviour and 2 violent incidents.
- 6.4 The South Wales Fire and Rescue Service: No objections;
- 6.5 Network Rail. : No objection in principle but request the developer contact them before undertaking any works
- 6.6 Wales and West Utilities : no objection subject to the developer contact them before undertaking any works

## 7. **REPRESENTATIONS**

- 7.1 Neighbouring properties have been notified and site/press notices have also been undertaken in accordance with statutory requirement. 26 letters of representation have been received all objecting to the proposal on the following grounds:
  - i. The design is out of keeping with the two storey terraced properties within

- the area
- ii. The proposed materials are not in keeping with the area;
- iii Insufficient parking has been provided and access to the parking would be dangerous to other users
- iv The proposal is an overdevelopment of the site;
- v The proposal would undermine the residential character of the area;
- vi The proposal would result in more antisocial behaviour issues for the area;
- vii The proposal is overbearing and un-neighbourly upon the adjoining properties
- viii Would affect their human rights to the enjoyment of their property and possessions

7.2 Local members have been notified Councillor Merry, Weaver, Mackie object to this application for the reasons:

### **Contrary to the Approved Tall Building SPG**

At 6 storeys high, adjacent to 2 storey terraced housing, this clearly would be a Tall Building:

Point 1.11 of the SPG says *“Outside the city centre: Buildings which are double or more than double height of surrounding properties or significantly taller in terms of actual height and number of floors.”* This would be 6 storeys, adjacent to 2 storey houses.

In relation to the Tall Buildings SPG we want to point out that point 1.6 of the SPG says: *“1.6. This guidance is focussed on the development of tall buildings within the city centre and broadly Cardiff Bay.”*

***Tall buildings outside of these areas are unlikely to be supported unless a justification within the parameters of the guidance can be provided.”***

We do not believe any justification has been provided. We believe there would be serious harm with overlooking and overshadowing, that the application is not exceptional, that the cycle storage is not exemplary, and that there would be no significant improvement to the public realm – all contrary to 2.2 of the Tall Buildings SPG.

Point 4.8. of the SPG says: *“Proposals for tall buildings should generally be located within an existing cluster or form part of a proposal to create a new cluster (a cluster can be defined as a group of buildings which form a visual cohesion from more than one viewing point).”*

This application does not do that.

Point 6.37 of the SPG says: *“Tall buildings will not be permitted in locations where they would overshadow or overlook adjacent properties to the significant detriment of the amenity of neighbouring occupiers.”*

This clearly would fail that point, being incredibly close to existing 2-storey terraced houses.

## **Contrary to the Approved Infill Sites SPG**

*“Makes a positive contribution to the creation of distinctive communities, places and spaces.” & “Responds to the context and character of the area”.*

It is entirely out of character to Maindy Road, would severely harm the amenity of existing residential properties, and make no positive contribution to the community or place.

*Point 2.3 says “All development must be of good design and make a positive contribution to the adjacent townscape/landscape.”*

*There is no explanation as to how this could make a positive contribution to the neighbouring terraced houses.*

The application clearly falls down on point 2.13 of the SPG, which says *“It is important to strike a balance between maintaining the established positive character of a residential street and introducing additional housing. To avoid a ‘town cramming’ effect, any proposals must: **“Maintain appropriate scale and massing which respects buildings in the vicinity of the site” and “Respect the building line and be of a design which complements the existing street scene.”***

This proposal is of vastly different scale and massing to the housing in the street, and by extending the height and massing of the building imprint, completely breaks both the building line and fails to complement the existing street scene.

The proposal must respond to the urban grain and context of an area  
This proposal fails to achieve that.

## **Contrary to the Approved Residential Design Guide SPG**

Policy KP5 of the LDP states that ***“The scale and massing of any design must not be overbearing or result in the unacceptable overshadowing of neighbouring properties”.***

This application is entirely out of character with existing properties, which would suffer severe loss of amenity due to the inappropriate scale, height and massing of the proposal. The height is too great – 4 storeys within a few metres of neighbouring two storey terraces, rising to 6 storeys just a few metres further on. It also fills in the entire area, to an inappropriate height, to the rear of the land – clearly overbearing.

If the owner of an end terrace house were to propose to build a 4 or 6 storey extension over the entire footprint of their property, including the rear garden, we would reject it instantly. This proposal has exactly the same effect. Whilst we could imagine a much smaller, appropriate development could replace the existing buildings with residential properties, the scale of this is entirely inappropriate for the site.

In summary, it is extremely over-sized, would be overbearing, overshadowing, and is completely out of character with the residential street on which it is proposed. It

would cause severe detriment to immediate neighbours, greatly increase the parking pressures in the area, and likely contribute to increased noise and disturbance in a residential area. The height is unacceptable, and the massing, and building all the way to the rear of the land is entirely inappropriate.

## 8. ANALYSIS

8.1 The key material planning considerations are the:

- I) Principle of development;
- II) Impact upon the character of the area;
- III) Impact upon neighbouring properties
- IV) Impact upon the future occupiers
- V) Impact upon parking and highway safety
- VI) Other matters raised

### 8.2 Principle of development

#### 8.2.1 Land Use

The application site falls within the settlement boundary, as shown on the Local Development Plan (2006-2026) Proposals Map. The site has no other specific designation or allocation. The application has been assessed against policy H6 'Change of Use or Redevelopment to Residential Use'. This states that, amongst other criteria, change of use of redundant premises or redevelopment of redundant previously developed land for residential use will be permitted where:

*i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;*

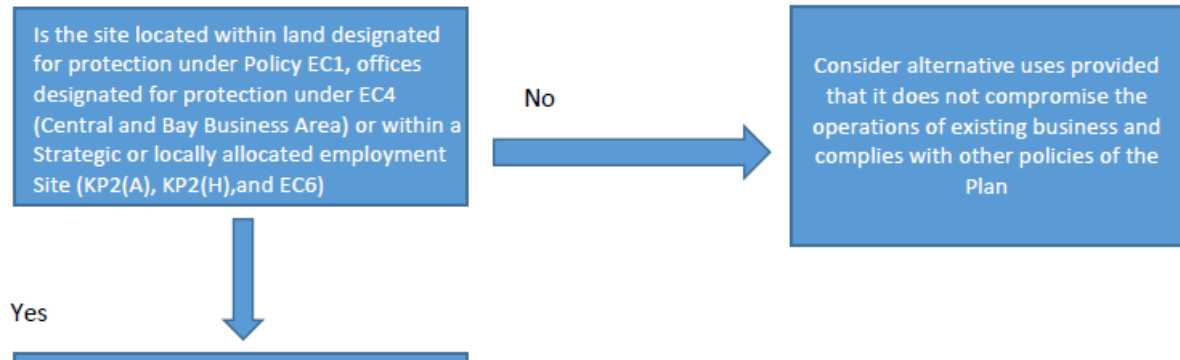
*ii. The resulting residential accommodation and amenity will be satisfactory....*

Concern was raised by the ward councillors that officers had incorrectly use the above policy, given that the wording of the policy refers to 'Redundant', and there are currently viable business on site i.e the site is not redundant. The accompanying text of the above policy states, in para 5.27, redundant is defined as "Assessment of whether land or premises are redundant or need to be retained in their former use (criterion (i)) will include tests identified in relevant policies, notably Policy EC3 Alternative Use of Sites and Premises relating to the protection of employment land and premises."

The interpretation of Policy EC3 is defined in para 4.1 of the approved 'Safeguarding Business and Industrial Land and Premises' SPG as "Policy EC3 seeks the retention of employment land and premises (identified in Policy EC1 and Defined on the Proposals Map)". The land is not designated under Policy EC1 or on the proposal map, therefore policy EC3 does not apply.

The Council's approved 'Safeguarding Business and Industrial Land and Premises' SPG also has a flow chart outlining the process the council would undertake in regards to the assessment outlined above ( see below)





The existing commercial uses are offered no specific protection in land use policy terms (i.e. Policies EC1, EC3, EC4 or KP2 and EC6). Given the site's location in a predominantly residential area, the proposed redevelopment of the land for student accommodation purposes is considered acceptable subject to an assessment of residential amenity ( see para 8.4 & 8.5 of this report).

The A3 café use has been assessed against Policy R8 (Food and Drink Uses) of the adopted LDP and the Food Drink and Leisure Uses SPG (November 2017). Policy R8 states that food and drink uses are most appropriately located within existing retail centres and are unlikely to be acceptable within or adjacent to residential area, where they would cause nuisance and loss of amenity, or result in the loss of a residential property.

Paragraph 1.4 of the SPG also acknowledges that there are instances where the provision of appropriately sized retail (including A3) units may be actively encouraged or required as part of redevelopment plans.

Given the above paragraph 1.4 and suitably worded conditions (restricting the use to a café with no takeaway sales) the proposed use raises no land use policy concerns.

The A1 use has been assessed against Policy R6 (Retail Development (Out of Centre) of the adopted LDP. Policy R6 states that retail development will only be permitted outside existing retail centres if the proposal can demonstrate it meets the following criteria:-

- (i) There is a need for the proposed floorspace;
- (ii) That need cannot satisfactorily be accommodated within or adjacent to an existing defined centre;
- (iii) The proposals would not cause unacceptable harm to the vitality, attractiveness or viability of the defined centres or a proposal or strategy including the Community Strategy, for the protection or enhancement of these centres;
- (iv) The site is accessible by a choice of means of transport; and
- (v) The proposal is not on land allocated for other uses. This especially applies to land designated for employment and housing, were retail development can be shown to limit the range and quality of sites for such use.

The principle of retail has already been established in this location. In addition the

scale of the proposed floorspace would not impact on designated centres or have any negative effect on shopping patterns in the catchment, and it will perform an ancillary retail function to the new student accommodation. Given this, the proposed new A1 retail use raises no land use policy concerns

### 8.2.2 Tall buildings

The comments from the Ward Councillors, in relation to the requirements of the tall building SPG are noted. Whilst acknowledging that the terraced properties along Maindy Road are two storey in nature, careful consideration of this application has been given to the relationship to those properties, resulting in amended plans which seek to mitigate any adverse impact upon the amenity of neighbouring properties. It is acknowledged that there are taller buildings within close proximity to the site (i.e Maindy leisure centre and more recent student accommodation schemes which are up to 6 storeys (Liberty Severn Point and Liberty Cambrian Point)).

The proposed development would not be out of context with the scale of development within the area and is located within a highly sustainable location which accords with both policy KP5 xii (Locating tall buildings in locations which are highly accessible through walking and public transport and within an existing or proposed cluster of tall buildings) and the Tall Buildings SPG

In relation to the other criteria contained within the Tall Buildings SPG, it is considered that that the building:

1. Establishes an acceptable scale of development at its tallest point where the scheme fronts North Rd, creating a very positive landmark for people arriving in the city from the north. The scheme is not out of scale within this major road context;
2. Does not have a negative impact on any heritage assets;
3. Will integrate well within the wider street scene, as the applicant has amended the scheme in terms of scale and layout. The use of contemporary materials and the pattern of fenestration is considered acceptable in this location;
4. There will be no overshadowing or overlooking, as previously established;
5. This area is considered a sustainable location; and
6. The detailed design is of a good standard, and creates an interesting focal building for this prominent position. The scheme proposes an active ground floor use, an improved public realm, adequate provision of cycle facilities and will not result in adverse microclimate impacts.

Given the above it is considered to accord with the Council's Tall Buildings SPG

### 8.3 Impact upon the character of the area

Policy KP5 of the adopted Cardiff Local Development Plan 2006- 2026 (2016) (LDP) seeks to ensure that all new development is of a high quality, sustainable design that makes a positive contribution to the creation of distinctive communities. Whilst detailed advice on this policy is contained with the Council's

approved 'Residential Design Guide' and 'Infill sites SPG', student accommodation is defined as a 'sui generis' use in planning terms and is therefore not considered a residential use under Use Class C3. However, they do provide sound advice in regards to the principles of good design that should be considered in the context of this development, given that student developments exhibit many of the characteristics of residential developments.

The character of the area is principally derived from the scale and aesthetic of the properties of which it is comprised, together nature of uses. It is considered that there are two main vistas to the site which define the area, being Maindy Road and North Road, both are assessed below.

#### Maindy Road

Provides two storey red brick residential terraced properties that are sited on a tree lined street and is of a traditional domestic scale and character. As Maindy Road intersects with North Road the character changes to that of the leisure centre and that of the application site, which are more commercial in nature.

In this context the proposal is considered to provide a transition between the terraced properties and graduates up from two storeys up to six. It is considered that this separation and gradual increase in height combined with the proposed finish of red brick and cladding, architectural detailing and the proposed colour palette ensures that, the character of Maindy Road would not be visually harmed by this proposal and that the development provides an acceptable transition between buildings of domestic and commercial character.

#### North Road

North Road is the key principal route to and from the city centre with the site occupying a prominent location along this strategic route. The site is seen within the context of other tall building ( 6 storeys at Cambrian Pont, 5 storeys Severn Point and 7 storeys of the Talybont court student development). Given the above, it is considered that the proposed scale, massing and height of the proposal would not be out of character of the area. The proposed design and finish are also considered to represent an enhancement to the existing single storey block in terms of scale, density and aesthetics.

In terms of landscaping and public realm improvements, the applicant has submitted a landscape strategy that proposes a number of soft scape boundary deals of hedging and new paving to the principal entrance with a café terrace, It is considered that the proposed public realm improvement would, along with the proposed café use, would provide vitality to the area and visually enhance this important location

Given the above it is considered that the proposal is of a scale, density and design that are sympathetic to the character of the area.

#### 8.4 Impact upon neighbouring properties

Policy KP5 (X) of the adopted Cardiff Local Development Plan 2006- 2026 (2016) (LDP) seeks to ensure that development does not have any undue effect on the

amenity of neighbouring occupiers. Detailed advice on this policy is set within the Council's approved 'Residential Design' SPG, which seeks, amongst other matters, to ensure suitable privacy distances from adjoining residential properties and that the scale, massing and design of a proposal would not result in development being overbearing or un-neighbourly on adjoining properties. This policy and guidance accords with national guidance, as outlined in Planning Policy Wales, which seeks, inter alia, to ensure development does not cause damage to an area's character or amenity (This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing) and these points have been assessed below.

#### 8.4.1 Privacy

The distance from the proposed rear wing of the development to the boundary of the nearest terraced property would be approximately 12.85 metres. Both residential SPGs suggest a min. distance of 10.5 metres and this is therefore considered acceptable. To militate against overlooking from the proposed building, the upper floor windows have been designed to be angled to ensure that there is no direct or perceived overlooking of the terraced properties with direct views being towards the side lane, which is supported.

In terms of the ground floor, a condition has been imposed to ensure that the existing brick boundary wall is retained and given its height, over 2 metres, will ensure that the privacy of occupiers of the terraced properties is protected.

#### 8.4.2 Scale, massing and design

The Council's design SPG requires an assessment of the potential loss of light by undertaking the recognised 45 degree form of assessment. The proposal has been altered to meet these requirements and therefore the proposal is policy compliant.

In terms of the development being overbearing, the existing boundary and buildings as demonstrated by the submitted section drawing, indicates that any impact upon the adjoining property from the proposal would be negligible compared to the existing relationship. For those properties further along the terrace, their view will alter, but given the degree of separation, it is considered that the proposal would neither represent an overbearing nor un-neighbourly form of development.

8.4.3 The location of the bike store would be sited along the common boundary with the adjoining terrace but as it is set within a building, would not undermine the amenity of adjoining neighbours.

#### 8.5 Impact upon the future occupiers

##### 8.5.1 Internal and external amenity space

Both national guidance and local policies seek to ensure acceptable living standards for future occupiers. Given the nature of the proposal, the proposed

levels of internal space of 13m<sup>2</sup> for their bedrooms and 30m<sup>2</sup> for the shared kitchen/lounge, along with their outlook are considered acceptable. The proposed inner court yard is welcomed and will provide the students with an acceptable level of private amenity space.

#### 8.5.2 Noise and air quality

Subject to conditions to control the type of A3 use, fume extraction and opening hours, the proposed A1/A3 use is not considered to harm the amenity of the future occupiers in terms of noise or odour.

In terms of traffic noise and air quality the agent has submitted an air quality report that has been assessed by the Council's Air Quality officer who raises no objections.

Overall it is considered that the proposal meets the requirements as set within Policy EN13

#### 8.6 Impact upon parking and highway provision

##### 8.6.1 Parking

The proposal seeks 4 parking spaces and 72 cycle parking spaces within the site. Officers note the concerns of residents and ward councillors that the a relative absence of onsite parking will result in parking issues within the area., The parking provision required, under the terms of the council's approved parking standard for this type of use is zero provision for residents and 4 four operational spaces. The Council's Transportation Section have raised no objection to the proposed level of parking provision due to the site being considered to be in a highly sustainable location that is within easy walking and cycling distance from the main university buildings, the city centre and other retail, community and recreational facilities, without the necessity for access to a car.

##### 8.6.2 Highway safety

Given the nature of development, and recognised by the submitted Transport Statement, that during the beginning and end of each term there are peak periods. To ensure that the proposal does not have a detrimental impact upon the road network during these times the Transportation section have requested a combined travel and student accommodation traffic management plan via a condition to control traffic flows. Such a condition is considered to meet the test of a valid condition and has been imposed upon this application.

The proposed vehicular access, including waste collection, is along an adopted highway that serves as an access to the rear of the terraced properties along Maindy Road as well as providing pedestrian and vehicular access to the Cambrian Point student development. The Council's Transportation section raises no objections to the use of this lane as the principal access point for the development.

## 8.8 Other matters not assessed above

### 8.8.1 The proposals will result in the intensification of student accommodation – is there a need for further student accommodation?

The need for any development is not a material planning consideration. However, the applicant has stated within their planning statement that their development is aimed at those student who are likely to live in converted houses within the Cathays and by approving this development they believe would take pressure away from the existing housing stock within the ward.

### 8.8.2 The 'Pre-Application Process' undertaken by the client has been questioned; The pre-application consultation process exceeded the minimum requirements set out in legislation. The legislation requires one site notice to be erected on or near the site. 6 laminated site notices were erected along Maindy Road, extending approximately 130m from the site. All relevant statutory consultees were notified in accordance with the legislation. A hard copy was made available in a local public facility for the 28 day period, as requested by legislation.

### 8.8.3 Increase in crime/anti-social behaviour South Wales police has not objected to the scheme. A number of objections have raised concerns about an increase in crime/anti-social behaviour arising as a result of increased student pedestrian traffic along Maindy Road. The fear or perception of crime can be a material consideration, but planning case law dictates that it needs to be supported by evidence. No objective evidence has been presented that the future occupiers of this development would result in an increase in crime/anti-social behaviour to warrant refusal.

### 8.8.4 In terms of loss of house values, boundary matters and views, para 3.1.4 of Planning Policy Wales (2016) states:

*“Factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability (see 4.2). The planning system does not exist to protect the private interests of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. When determining planning applications local planning authorities must take into account any relevant view on planning matters expressed by neighbouring occupiers, local residents and any other third parties. While the **substance of local views must be considered**, the duty is to decide each case on its planning merits.”*

Whilst officers note these matters are of concern to nearby owners they are not matters that can be considered through the planning process. The development is considered acceptable in respect of its likely environmental and amenity impact.

### 8.8.5 Any traffic disruption during the construction period will be temporary in nature and is a feature of all development proposals and not in itself a ground for refusal. However, a condition has been imposed for a construction management plan to be

submitted for approval to ensure construction activities are not unduly detrimental to amenity.

8.8.6 Article 1 (Right to peaceful enjoyment of possessions and protection of property) of the Human Rights Act has been raised. The Planning process and this report have properly assessed the likely environmental and amenity implications of the development as might impact upon the peaceful enjoyment of possessions and property. The granting of this application would not conflict with the aims of the Human Rights Act.

## 9. **SECTION 106 AGREEMENT**

9.1 The following contribution requests have been made:

- Parks – A contribution of **£69, 452** is requested towards the provision of open space in the vicinity of the site (this figure has taken account of the proposed on site public open space) .
- Neighbourhood Regeneration – A contribution of **£73,713.92** is requested towards the provision/maintenance of community facilities in the vicinity of the site.
- Transportation – A contribution of **£74,000** is requested, for the following areas:
  - £60,000 for pedestrian/cycle crossing improvements at the North Rd/Maindy Rd junction;
  - £5,000 for a parking survey/study to ascertain any problems arising and to identify locations for additional parking restrictions, and to cover funding of the TRO costs;
  - £9,000 for localised public realm improvements, to include a dropped kerb/tactile paving facility on the eastern side of North Road, where it crosses the access lane.
- Limiting the use of the properties to student accommodation during term time

Having regard to the legal tests within Regulation 122 of Community Infrastructure Levy Regulations 2010 (as amended), W/O circular 13/97 'Planning obligations' and the requirements outlined in Policy KP 7 (Planning Obligations) of the adopted Cardiff Local Development Plan, the requested contributions meet those requirements. The amounts are calculated using the formulae contained within the Council's approved Planning Obligations SPG where applicable.

The triggers for payment will be agreed during the S106 process.

The agent has confirmed that the above obligations and contributions are acceptable to the applicant.

## 10. **CONCLUSION**

10.1 The proposal will utilise a brownfield site for student housing. The proposed siting, scale, materials and design ensures that the development would accord with the character of the area without having a detrimental impact upon the existing residential properties.

10.2 Amended plans have been received and conditions are recommended to deal with matters of amenity of the site and the surrounding area. The conditions imposed meet the tests of valid conditions as outlined in national guidance WGC 016/2014: 'the Use of Planning Conditions for Development Management'.

11. **RECOMMENDATION**

11.1 The application is recommend for **approval** subject to the recommended conditions above and the applicant entering into a legal agreement.

12. Legal duties imposed on the Local Planning Authority

*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.

*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. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic

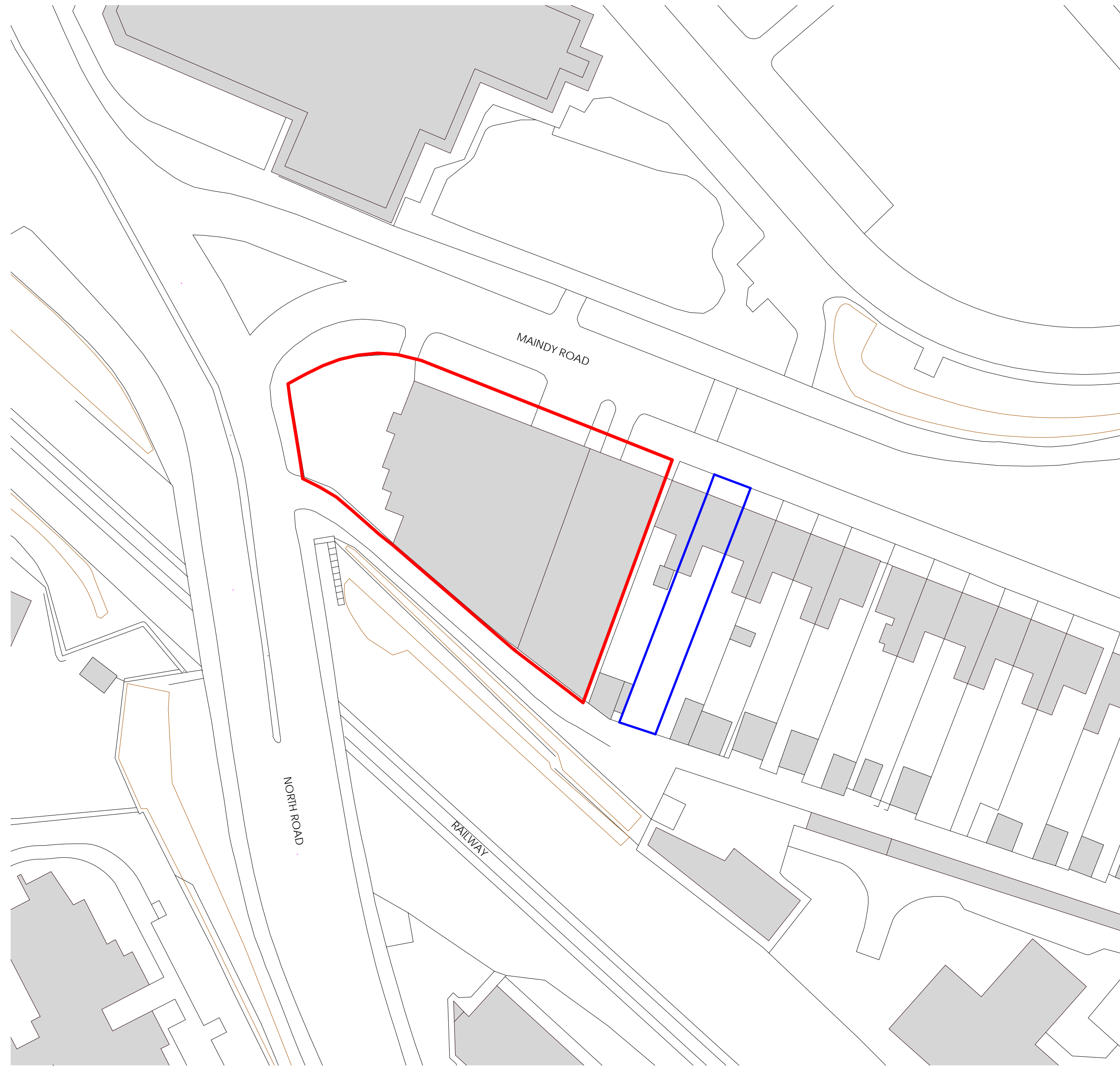
*Well-Being of Future Generations Act 2016* – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has 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 recommended decision.

*Environment (Wales) Act 2016*- Section 6(1) states a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions. It is considered that subject to conditions the proposal will maintain the biodiversity on site and therefore this duty has been considered.



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B	17/11/17	BRD	TM

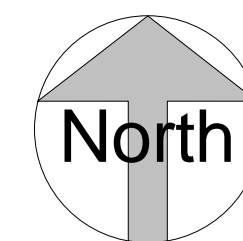


- Site Application Boundary
- Ownership Boundary

**DRAFT PLANNING**

Project  
**Maindy Rd  
 Cardiff**  
 Drawing Title  
**Location Plan**

Date	Scale	Drawn by	Check by
13/06/17	1 : 500 @ A2	BRD	TM
Project No	Drawing No	Revision	
27066	PL_01	B	



**Location Plan**  
 1 : 500



VISUAL SCALE 1:500 @ A2



Planning • Master Planning & Urban Design  
 Architecture • Landscape Planning & Design • Project Services  
 Environmental & Sustainability Assessment • Graphic Design



Reading London Bristol Cambridge Cardiff Ebbsfleet Edinburgh Leeds Manchester Solihull Newcastle



The scaling of this drawing cannot be assured

Revision	Date	Dwn	Ckd
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B	22/08/17	BRD	TM
C	23/08/17	BRD	TM
D	14/11/17	BRD	TM
E	17/11/17	BRD	TM
F	05/02/18	BRD	TM
G	19/02/18	BRD	TM

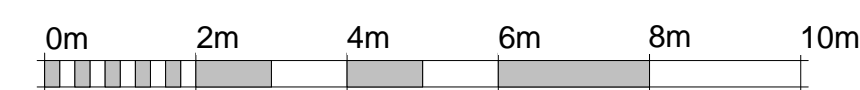


- Notes:
- Refer to drawing SC\_10- Schedule of Accommodation, for more information about no. of units and areas.
  - Design subject to M&E and Structural input.
  - Fire strategy proposals and compliance subject to review and consultation with Building Control.
  - Refer to Landscape Drawings (Landscape Strategy & Planting Proposals) for detail information about Public Realm and Landscape Courtyard design.

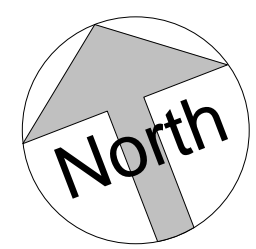
Ground Floor

Ensuite	Accessible Ensuite	Studio	Accessible Studio
10	0	10	1

Total: 21



VISUAL SCALE 1:100 @ A1



PLANNING

Project  
**Maindy Rd  
 Cardiff**  
 Drawing Title  
**Proposed Ground Floor Plan**

Date	Scale	Drawn by	Check by
16/06/17	1 : 100 @ A1	BRD	TM
Project No	Drawing No	Revision	
27066	LO_50_01	G	



**00 - Ground Floor**  
 1 : 100

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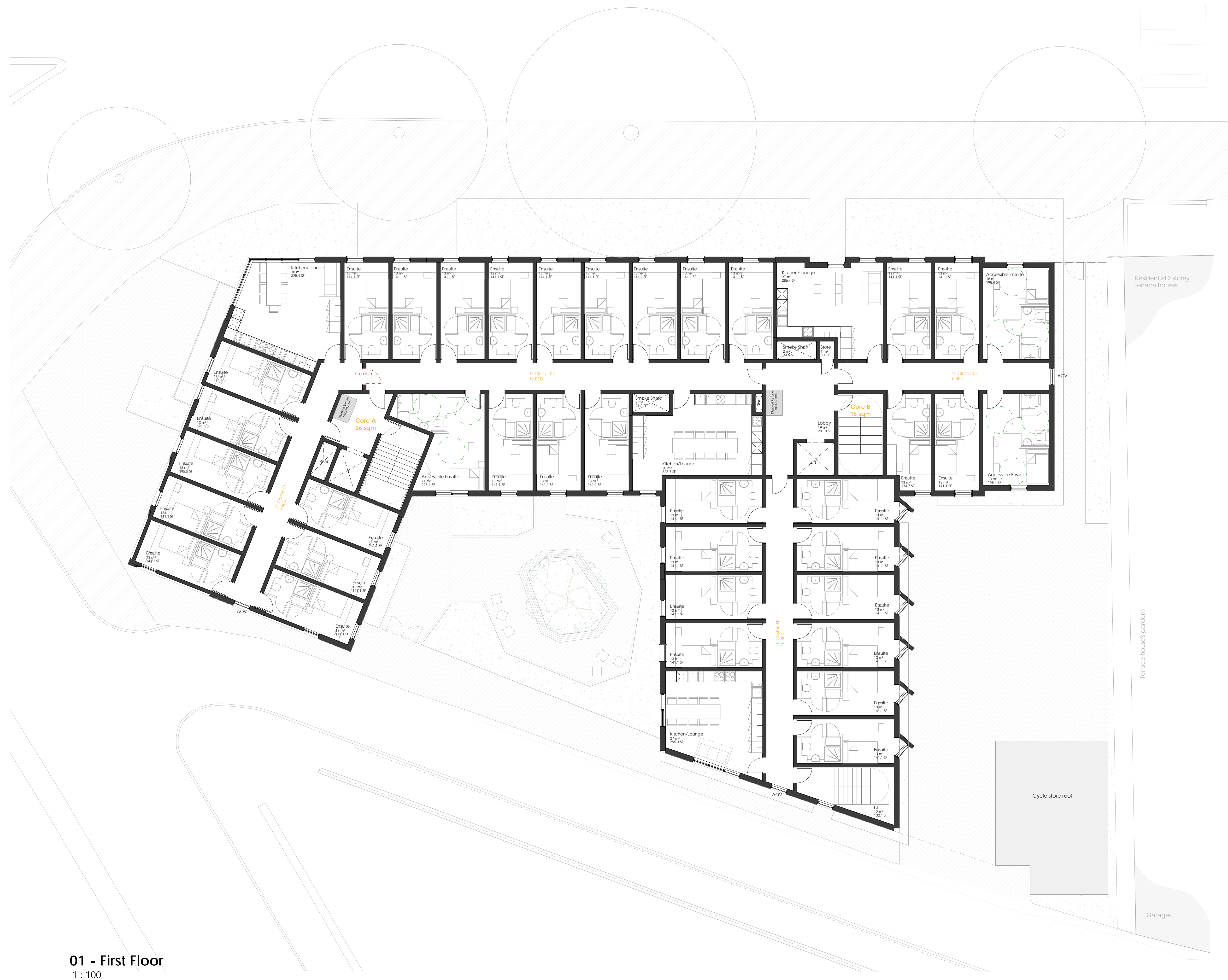
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Reading London Bristol Cambridge Cardiff Ebbw Vale Edinburgh Leeds Manchester Salford Newcastle



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B	22/08/17	BRD	TM
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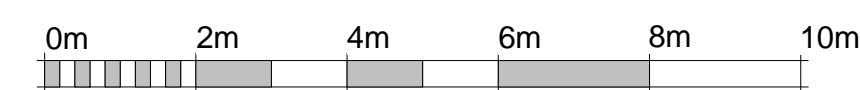
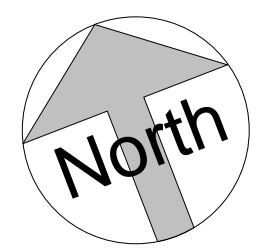


- Notes:**
- Refer to drawing SC\_10- Schedule of Accommodation, for more information about no. of units and areas.
  - Design subject to M&E and Structural input.
  - Fire strategy proposals and compliance subject to review and consultation with Building Control.
  - Refer to Landscape Drawings (Landscape Strategy & Planting Proposals) for detail information about Public Realm and Landscape Courtyard design.

First Floor

Ensuite	Accessible Ensuite	Studio	Accessible Studio
34	3	0	0

Total: 37



VISUAL SCALE 1:100 @ A1

**PLANNING**

Project  
**Maindy Rd  
 Cardiff**  
 Drawing Title  
**Proposed First Floor Plan**

Date	Scale	Drawn by	Check by
16/06/17	1 : 100 @ A1	BRD	TM
Project No	Drawing No	Revision	
27066	LO_50_02	F	

**01 - First Floor**  
 1 : 100



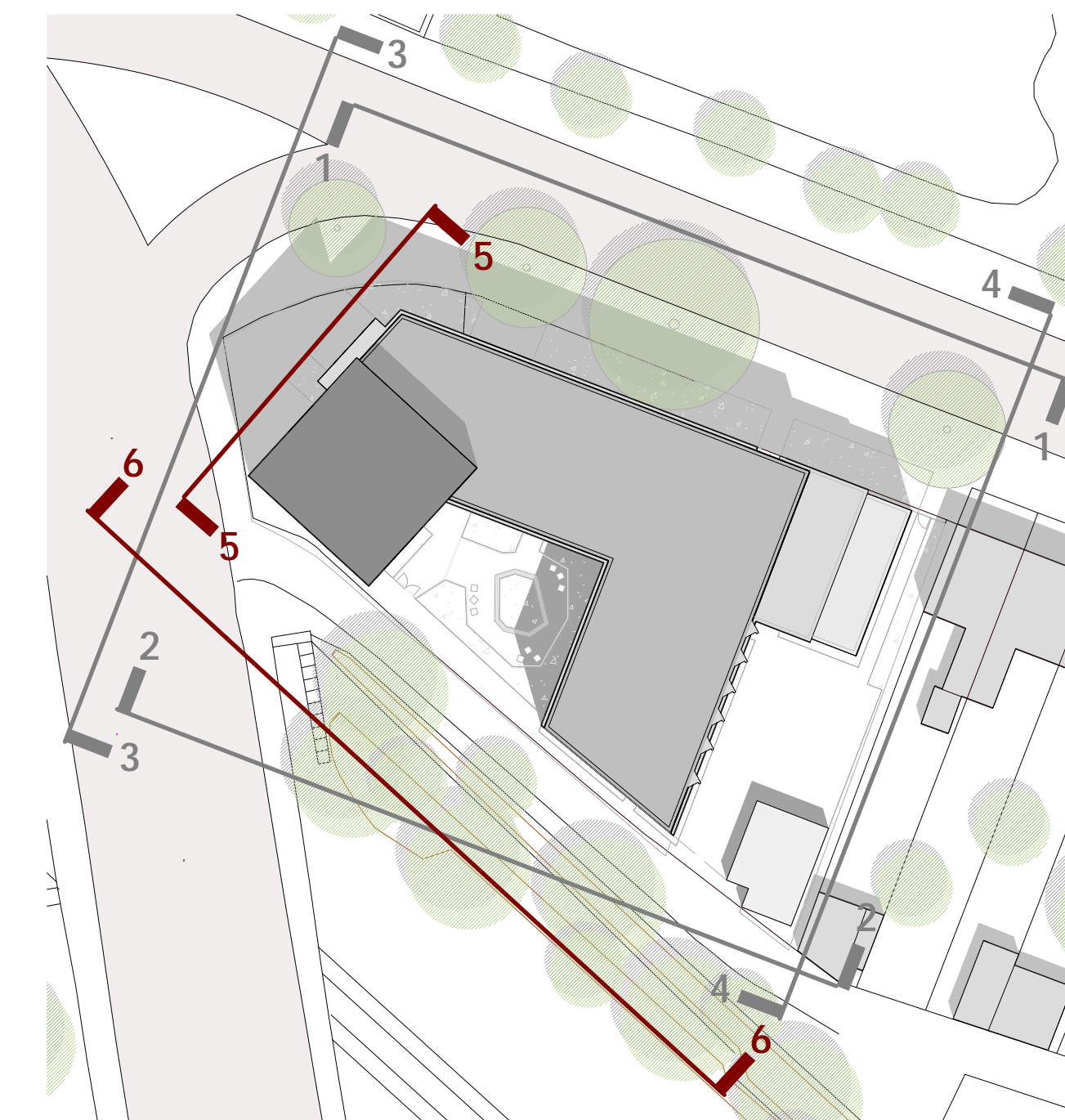


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B	22/08/17	BRD	TM
C	23/08/17	BRD	TM
D	14/11/17	BRD	TM
E	19/02/18	BRD	TM



**Elevation 5-5**  
1 : 100

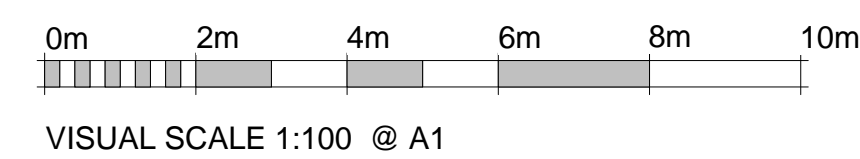


**Key Plan - Elevations 3 of 3**  
1 : 500



**Elevation 6-6**  
1 : 100

- Material Key**
1. Red Multi Stock Brick
  2. Rainscreen cladding set back (Light Grey colour)
  3. Aluminium framed windows (Dark Grey colour)
  4. Rainscreen cladding panel (Bronze colour)
  5. Aluminium picture frame surround (Dark Grey colour)
  6. Horizontal projecting brickwork at first floor level
  7. Aluminium rain water goods (Dark Grey colour)
  8. Brick detailing, projecting brick courses
  9. Aluminium projecting fins (Bronze colour)
  10. Aluminium Signage (Dark Grey colour)
  11. Aluminium canopy (Light Grey colour)
  12. Gate
  13. Aluminium framed entrance door
  14. Glazed entrance door
  15. Aluminium louvre double bin store door
  16. Spandrel panel as part of the window system (Bronze colour)
  17. Aluminium framed curtain walling (Dark Grey colour)
  18. Projecting 'oriel' windows



**PLANNING**

Project  
**Maindy Rd**  
**Cardiff**  
 Drawing Title  
**Proposed Elevations**  
**3 of 3**  
 Date  
 01/08/17  
 Project No  
 27066

Scale  
 1:100@A1  
 Drawing No  
 ELE\_50\_03

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 Revision  
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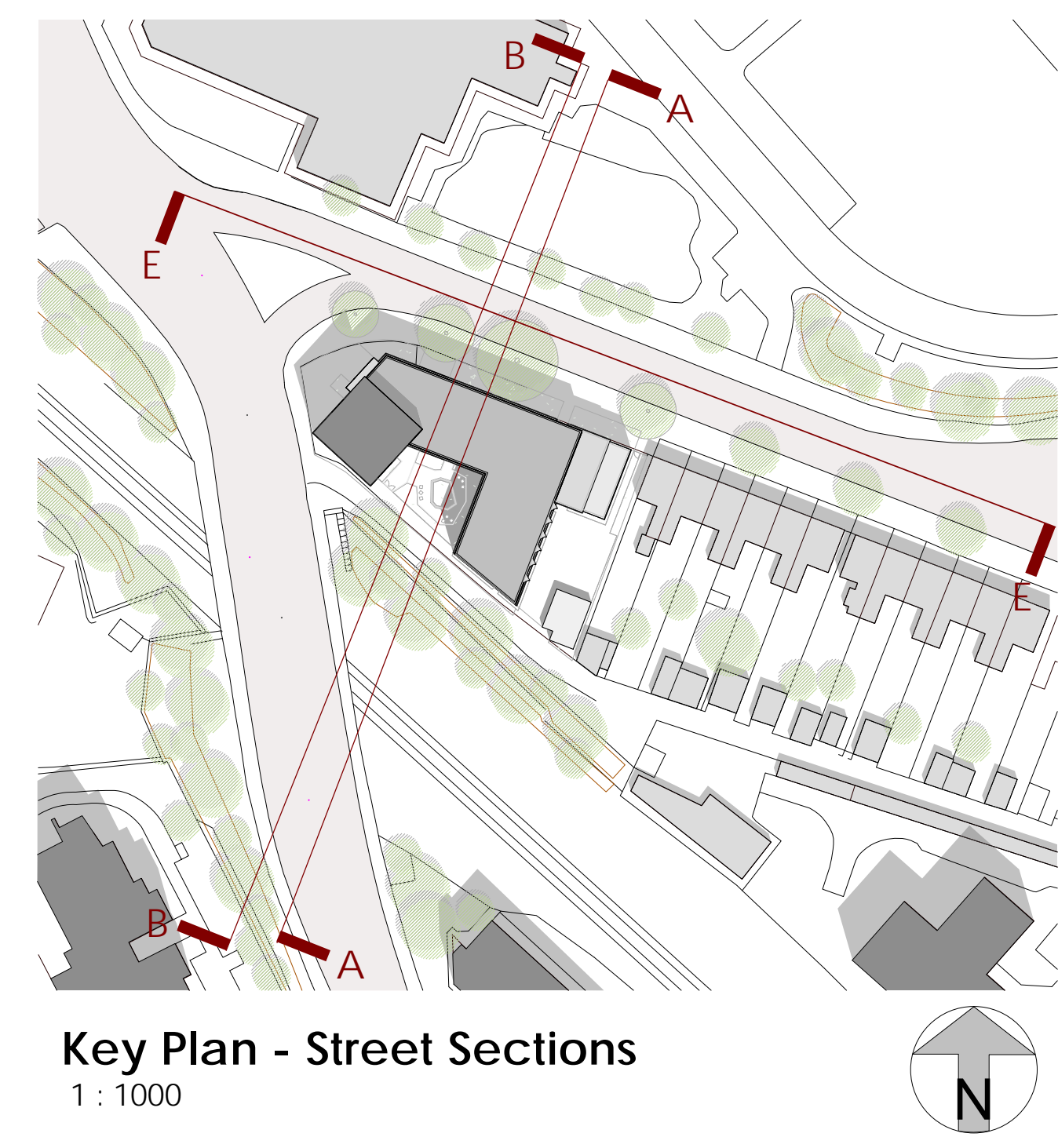
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B	22/08/17	BRD	TM
C	23/08/17	BRD	TM
D	17/11/17	BRD	TM
E	19/02/18	BRD	TM



**Proposed Street Elevation EE**  
1 : 250



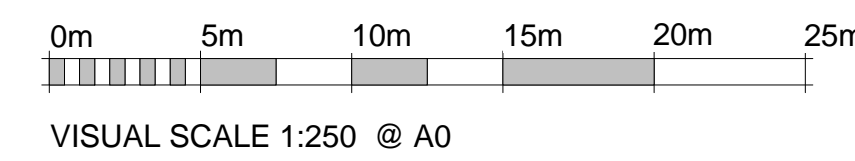
**Street Section AA**  
1 : 200



**Key Plan - Street Sections**  
1 : 1000



**Street Section BB**  
1 : 200



**PLANNING**

Project			
Maindy Rd			
Cardiff			
Drawing Title			
Proposed Street Elevation & Sections			
Date	Scale	Drawn by	Check by
20/07/17	1:250@A0	BRD	TM
Project No	Drawing No	Revision	
27066	ELE_60	E	





**LANDSCAPE STRATEGY:**

The Landscape Strategy sets out the principles for the landscape design, including the pattern of development, the intended function and character of spaces and the key features within.

The strategy demonstrates that the development can be sensitively incorporated within the site context, and that the landscape is capable of satisfying the operational requirements of the residence. The final detailed scheme will be evolved from the principles established within these documents.

**DESIGN OBJECTIVES:**

The design objectives of the landscape are to create a safe, attractive and stimulating environment for residents, staff and visitors.

**The design seeks to:**

- offer a welcoming and legible approach to the building;
- create spaces of distinctive character, that offer a variety of experiences;
- ensure that the environment is safe, secure and legible;
- provide an attractive setting for the building;
- create a sense of enclosure within the residential courtyard;
- provide multiple seating opportunities with the courtyard;
- provide privacy for residents within the building and an attractive outlook;
- maintain privacy for neighbouring properties; and,
- create robust planting with seasonal interest.

**Entrance Area:**

The site is accessible to pedestrians and cyclists from all three bounding roads; Maindy Road, North Road and the unnamed access road. For residential vehicular access there is a double leaf security gate at the southern corner of the site.

The main building access is situated at the junction of Maindy and North Road. This space is a simple and open design to enable legibility, whilst shaping the route to the entrance and defining the cafe space. Planting provides visual interest, for the benefit of the cafe customers and residents alike.

**Central Residential Courtyard:**

The residents courtyard has been designed to create a sense of enclosure for those within the space on ground floor; and to provide visual amenity for the residents in the 3-4 floors above the courtyard. This has been achieved through a central focal point, surrounding loop route, lush planting, surfacing hierarchy and gated privacy perimeter.

The visual focus of the courtyard is a multistemmed 'Pride of India' tree with bright flowers in the summer and bold foliage colour in the autumn. This tree is set within a raised timber seating planter populated with lush and textural groundcover with themed emergent bulb and perennial planting. This feature provides continuous seating opportunities whilst around the edge of the courtyard pop colour seating cubes are clustered to provide smaller scale social spaces and sculptural interest.

This central loop is surrounded by planting complementary to the raised bed but with an emphasis on screening and enclosure. This will be achieved through taller evergreen species forming a backdrop for themed planting on the interior edge of the space. From the rooms above the seating cubes will provide accents of colour enhancing the visual amenity of the courtyard year round.

**Maindy Road Perimeter:**

The roadside boundary is to be defined by a formal beech hedge to complement the existing street trees and provide a clear ownership boundary / defensible edge. Within the beds bound by the hedge planting, shade tolerant, foliage focused plant species will create an attractive view for residents of the ground floors.

**Eastern and "Unnamed Access Road" Perimeter:**

Surrounding the site boundary and architectural facade to the east will be a robust palette of groundcover plant species including low maintenance evergreens which will soften the architectural facades throughout the year.

**Trees and Vegetation:**

The current layout has been developed to ensure that no significant existing trees or vegetation were compromised by the development. In addition, new tree planting is proposed, alongside mixed planting, to offer/maintain privacy, define spaces, and provide seasonal and sensory interest around and within the residence.

**PLAN:**



The Landscape Proposals should be read in conjunction with the Planting Proposals, reference SHF.1466.001L.D.002. This drawing provides further detail, including plant species.

**KEY:**

- Application Boundary
- Proposed vegetation
  - Multi-Stemmed Tree
  - Formal Hedge
  - Mixed ornamental borders
- Street furniture
  - Raised planter with seating edge
  - Sculptural cube seats
  - Indicative cafe style furniture
  - Cycle Store
- Boundary treatments
  - Boundary railings
  - Pedestrian gate
  - Vehicular gate
- Hard surfacing
  - Surfacing type 1: Courtyard Access
  - Surfacing type 2: Courtyard Recreation
  - Surfacing type 3: Accomodation Exterior

Precedent Images



**Notes:**

- Landscape Strategy drawing to be read in conjunction with the planting proposals, drawing reference SHF.1466.L.D.002.
- Drawing based upon latest Architect proposals, drawing reference LO\_50\_01C
- Drawing for planning purposes.
- Building Foundations to be confirmed by engineer, with reference to planting proposals and NHBC guidance or equivalent, where relevant.
- Hard Landscape proposals tbc.
- Ensure protection of trees intended for retention in accordance with BS 5837.



## LOCAL MEMBER OBJECTION

COMMITTEE DATE: 09/5/2018

APPLICATION No. **18/00034/MNR**

DATE RECEIVED: 11/01/2018

ED: **CANTON**

APP: TYPE: Full Planning Permission

APPLICANT: SPL TA Holdings Ltd

LOCATION: 105 Romilly Road, Canton, Cardiff, CF5 1FN

PROPOSAL: CHANGE OF USE FROM 3 BED DWELLING TO 7 BED HMO  
AND CONSTRUCT SINGLE STOREY EXTENSION AND  
DORMER TO LOFT CONVERSION

**RECOMMENDATION 1:** That planning permission be **GRANTED** subject to the following conditions:

1. CO1 – Statutory Time limit
2. The development shall be carried out in accordance with the following approved plans:
  - 0170200 – SPLTA – 002C
  - 0170200 – SPLTA - 003

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. Notwithstanding the submitted plans the dormer roof extension hereby approved shall be finished in hanging tile to match those used on the existing building.  
Reason : To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
4. Prior to the use of the property as a 7 person HMO 7 secured cycle parking spaces shall be provided and shall thereafter be retained and maintained at all times.  
Reason: To ensure that secure cycle parking facilities are provided to encourage other modes of transport over the private car in accordance with Policy T5 of the Cardiff Local Development Plan 2006 - 2026
5. No more than 7 occupants shall reside at the property at any one time.

Reason: To ensure a suitable level of internal and external amenity space is retained for future occupiers to use in accordance with Policy KP5 of the Cardiff Local Development Plan 2006 – 2026.

- 6 Prior to the use of the property as a 7 person HMO a refuse storage area shall be provided within the curtilage of the property. The refuse storage area shall thereafter be retained and maintained at all times.

Reason: To secure an orderly form of development and to protect the amenities of the area in accordance with Policy W2 of the Cardiff Local Development Plan 2006-2026.

**RECOMMENDATION 2** To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 3:** That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicants ownership.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission to change the use of the property from a C3 Residential dwelling into a 7 person Sui Generis HMO together with the erection of a dormer roof extension and a ground floor rear extension
- 1.2 Internally the property accommodates three en-suite bedrooms and a kitchen/living room on the ground floor; three en-suite bedrooms on the first floor and one en-suite bedroom in the second floor dormer loft conversion.
- 1.3 Externally an amenity space of approximately 60 square metres is provided to the rear of the property.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey building located within a terrace of two storey properties within the Canton Ward of Cardiff.

3. **SITE HISTORY**

None



#### 4. **POLICY FRAMEWORK**

4.1 The site lies within a residential area as defined by the proposals map of the Cardiff Local Development Plan 2016.

#### 4.2 **Relevant National Planning Guidance:**

Planning Policy Wales (Edition 8, 2016)

Planning Policy Wales TAN 12: Design

Planning Policy Wales TAN 21: Waste

#### 4.3 **Relevant Cardiff Local Development Plan Policies:**

Policy KP5 : Good Quality and Sustainable Design

Policy KP13 : Responding to Evidenced Social Needs

Policy H5 : Sub-Division or Conversion of Residential Properties

Policy T5 : Managing Transport Impacts

Policy W2 : Provision for Waste Management Facilities in Development

#### 4.4 **Relevant Supplementary Planning Guidance:**

Access, Circulation & Parking Standards (January 2010)

Residential Extensions & Alterations (June 2015)

Houses in Multiple Occupation (HMO's) (October 2016)

Waste Collection and Storage Facilities (October 2016)

Prior to January 2016 the Supplementary Planning Guidance's were approved as supplementary guidance to the City of Cardiff Local Plan (1996). Although the City of Cardiff Local Plan (1996) has recently been superseded by the Cardiff Local Development Plan (2016), the advice contained within the SPG's is pertinent to the assessment of the proposal and remains consistent with the aims of both the Cardiff Local Development Plan Policies and guidance in Planning Policy Wales and are therefore afforded significant weight. Any Supplementary Planning Guidance approved since January 2016 are approved as supplementary guidance to the Cardiff Local Development Plan 2016.

#### 5. **INTERNAL CONSULTEE RESPONSES**

5.1 Waste Management have advised that an increase in the number of habitable rooms will lead to an increase in the production of waste. The landlord/owner should provide additional bins to accommodate this. Waste must also not be stored on the highway.

- 5.2 Shared Regulatory Services have requested the following condition be imposed and that the owner be made aware of the Control of Pollution Act with respect to noise from construction activities.

*Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –*

- 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to*
- 2) a lower rate of between 10 and 17 litres per second against zero back pressure.*

*No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].*

*Reason: To ensure that the amenities of future occupiers are protected.*

## 6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 South Wales Police have been consulted and have raised no objection to this application.

## 7. **REPRESENTATIONS**

- 7.1 Neighbours have been notified and over 20 objections have been received from neighbouring occupiers and residents living in Presylfa Street opposite. Some objections have been individually submitted and some are in the form of a generic letter of objection. A summary of the objections is as follows:

1. Increased waste as a result of the change of use resulting in the possibility of 14 wheelie bins being stored at the property;
2. Parking issues associated with the use and the potential for 7, possibly 14 occupants if the rooms are double, to park in an already heavily parked area;
3. Noise disturbance resulting from multiple occupancy;
4. Altercations between residents and neighbours as HMO's are likely to lead to anti social behaviour;

5. The change in the character of the area which is predominantly family homes and flats;
6. The living space for occupiers is inadequate as only one kitchen is provided. This may lead to people cooking in their bedrooms posing a significant risk to health and safety of occupiers and neighbours;
7. Lack of fire protection facilities;
8. Inadequate amenity space;
9. No rear access to the property will make it difficult for the provision of 7 cycle parking spaces;
10. Non compliance with Planning Policy and Policy H5 of the Cardiff Local Development Plans which relates to the sub division or conversion of residential properties;
11. Security issues if the rear access is re-opened;
12. Lack of privacy from the rear dormer roof extension;
13. Work has already commenced before planning permission has been granted.

7.2. Councillors Cunnah, Elsmore and Patel object to this application for the following reasons:

*We believe the proposed change of use from a single family dwelling to an HMO is out-of-keeping with Romilly Road and surrounding streets in Canton, which are predominantly family homes.*

*With regard to the potential to cause problems, we believe the proposed change of use is likely to create pressure on on-street parking and waste collection, to the detriment of current residents. If fully occupied the HMO will have a minimum of seven residents – potentially more if any of the seven rooms are occupied by more than one person. HMOs naturally differ from family dwellings in both the density of residents, but also the fact that the seven residents are more likely to be adults of working age in need of their own transport and with their own separate utilities and waste.*

*It appears highly likely there will be an increase in the number of vehicles parking on the street, at a time when parking spaces are already at a premium. Even if the issuing of new Residential Parking permits is restricted for the new residents at 105 Romilly Road, these new residents will park on unreserved spaces on the same street or nearby. In addition, with seven new residents, there is a strong likelihood of an increased number of visitors to the street, who may also require on-street parking. This concern is particularly exacerbated with regard to the nature of Romilly Road. Romilly Road is busy at all times, being a through road and on a bus route, as well as accommodating Thompson Park and the people who visit the park.*

*Also, the collection of waste from seven separate residents appears likely to cause problems with an increased amount of waste and storage difficulties*

*which may result in refuse being left on the street. This may be due to insufficient space in the bins/bags provided, waste not being collected due to it being left in the wrong bin or bag, or waste collection dates being missed.*

*If the planning permission is granted, we would request that a contribution be made by the applicant to increase residential parking on Romilly Road and surrounding streets from 50% to 75%, and also that adequate provision be made to store cycles at the property.*

## 8. **ANALYSIS**

- 8.1 This application was deferred by Planning Committee at its meeting on 15<sup>th</sup> March 2018 in order to undertake a site visit. This took place on Monday 9<sup>th</sup> April 2018.
- 8.2 This application seeks planning permission to erect a ground floor rear extension and a dormer roof extension to facilitate the change the use of a C3 residential dwelling into a Sui Generis 7 person House in Multiple Occupancy (HMO).
- 8.3 In respect of the dormer roof extension and the ground floor rear extension these are considered acceptable in regards to their scale and design and will provide subservient additions to the dwelling and will not prejudice the general character of the area. The dormer as originally submitted proposed grey welded rubber cladding for the side walls however the applicant has been advised that materials must match the existing roof and condition 3 has been imposed accordingly. The scale of the dormer roof extension and the ground floor rear extension and their relationship with the existing dwelling and that of neighbouring properties is considered acceptable and it is not considered that they would be overbearing or generally un-neighbourly which would justify concern for the Local Planning Authority. It should also be noted that as the property is presently a C3 residential dwelling it therefore benefits from Permitted Development rights and in this respect both the dormer roof extension and ground floor rear extension could be built without the need for Planning Permission.
- 8.4 With respect to the use, as the property is to be occupied by 7 persons such a use would be considered to be classed as Sui Generis in that the use does not fall into any use category. As such the main issue for this application is the impact the change of use of a C3 residential dwelling into a 7 person HMO will have on the character of the area and the surrounding neighbouring properties.
- 8.5 The approved Supplementary Planning Guidance on HMO's aims to provide background information on, and provide a rationale for how the council will assess applications for planning permission to create new C4 and *Sui Generis*

HMOs. It aims to identify the threshold at which it is deemed that the concentration of HMOs in an area has reached a level considered to adversely impact upon the community. It is recognised that HMOs can provide an important source of housing, and it is recognised that demographic change has driven many of the changes that have seen traditional family homes become HMOs. HMOs are popular accommodation source for many groups, including students, young professionals, migrant workers and often people on lower incomes.

However, in spite of the above, concentrations of HMOs, clustered in small geographical areas can detract from the character of the area and actively contribute towards a number of perceived problems, including, but not limited to, those listed below. It is considered that this may conflict with policy KP13 of the LDP which aims to improve the quality of life for all.

- Increased population density, leading to greater demand for infrastructure, such as waste collections and on-street parking.
- Higher proportion of transient residents, potentially leading to less community cohesion, undermining existing community facilities
- Areas of higher HMO concentrations becoming less popular with local residents, with many properties taken out of the owner-occupier market.
- A proliferation of properties vacant at certain points of the year
- Subsequent impact on crime, local centre viability, as a result of the number of properties temporarily vacant for long periods.

Having identified some of the issues caused by HMOs it is necessary to determine the threshold at which new HMOs may cause harm to a local area. This threshold will resist further HMOs in communities that already have a concentration above this limit, while also controlling the growth of HMOs in communities below this threshold. A two-tier threshold will therefore be applied to determine when an area has reached the point at which further HMOs would cause harm. In Cathays and Plasnewydd the figure of 20% is to be applied' and in all other wards, the figure of 10% is to be applied.

This means that within Cathays or Plasnewydd, if more than 20% of the dwellings within a 50m radius of the proposed HMO are already established HMOs (i.e. either C4 or sui generis in Planning terms) then this development would be considered unacceptable. In other wards the figure would be 10%.

Having regard to the "cumulative impact" of such conversions, in respect of this application, an analysis has been made on the extent of HMO's (including those defined as such under Sections 254 to 259 of the Housing Act 2004 and those covered under the Additional Licensing Scheme which operates within the Cathays and Plasnewydd Wards of Cardiff) against the threshold limits identified above. As the application site is located within the Canton Ward of Cardiff a 10% threshold limit will be relevant and having undertaken such checks within 50m of the application site it was found that there were 2

properties registered as HMO's within 50m of the application site which equates to 5.2%.

- 8.6 It should also be noted that two recent planning applications which the council refused were allowed on appeal to the Planning Inspectorate for the change of use of a C3 residential dwelling into a C4 HMO (14 Llandough Street) and the change of use of a C3 residential dwelling into a 7 person Sui Genreis HMO (74 Daniel Street).

The Planning Inspector who considered the appeal at 14 Llandough Street advised that :

*“Policy H5 of the Cardiff Local Development Plan (LDP) permits HMO conversions subject to a number of criteria, the most relevant in this case being that the cumulative impact of such conversions should not adversely affect the amenity and/or character of the area. There is generally no dispute that the proposal would comply with the other criteria relating to residential amenity standards, neighbouring amenity and parking provision, and I do not disagree. LDP Policy KP5 is also relevant insofar as it seeks good quality and sustainable design by, amongst other things, providing a diversity of land uses to create balanced communities. The Council’s adopted Supplementary Planning Guidance (SPG) on HMOs provides background information on the issues associated with HMOs, which include a high proportion of transient residents potentially leading to less community cohesion and greater demands on social, community and physical infrastructure. The SPG has been subject to public consultation and is adopted, and it is therefore an important material consideration.*

*There is no substantiated evidence that directly links the proposal to any significant loss of community cohesion or character, which is already largely determined by the existing concentrations of HMOs in this particular location. The proposal would not materially change the number of transient residents living in the immediate area, and any infrastructural requirements arising from the proposal would be localised, and diluted in the light of existing demands. Although the SPG stipulates a threshold of 20% within a 50 metre radius, because the existing concentration of HMOs already significantly exceeds this, there would be no fundamental change to the existing community balance in this particular part of the Ward.*

*The SPG indicates that some 58% of properties in the Cathays Ward are in HMO use. Relative to the immediate environment of the appeal site, this suggests that there is a more balanced mix of housing in the Ward as a whole. ‘Area’ is not defined in the context of LDP Policy H5 however the character and nature of an Electoral Ward will usually vary across it. In this instance, because the appeal property is contained within a dense pocket of HMOs, the effects on the local community, cumulatively or otherwise would*

*not be significant. In other parts of the Cathays Ward or the City, it would be open to the Council to demonstrate in the particular circumstances of an individual case that harm would be caused.*

*I acknowledge that changes to the Use Classes Order sought to address problems associated with high concentrations of HMOs. Nonetheless, each area has its own particular set of circumstances, and my duty is to determine this appeal on its merits in the light of the development plan.*

*I also note the comments received from the Police. However the evidence of crime relates to a wide area and there is little to suggest that the proposal would directly contribute to any material increase in the risk to personal safety or property, especially in the context of this dense residential environment.*

*I conclude that, whilst the development would not comply with the threshold set out in the SPG, there would be no significant adverse effects on the amenity and / or character of the area, cumulatively or otherwise.”*

The Planning Inspector who considered the appeal at 74 Daniel Street advised that :

*The appeal property is a terrace house in an accessible location close to a busy shopping area and other facilities in Crwys Road. Daniel Street itself contains generally well maintained houses, and has a pleasant ambience with little physical evidence of any significant environmental problems often associated with very high concentrations of HMOs. In particular, there is little indication of poor waste management practices or poorly maintained frontages, and there is nothing to suggest that existing residents are experiencing amenity issues related to noise or anti-social behaviour. Evidence from the police suggests that the Cathays Ward has a high incidence of crime generally, and some data is provided for a more localised area around Daniel Street. However this relates to several postcodes, and given the proximity of bars and restaurants on Crwys Road where incidents are more likely, I have very little information before me to substantiate any significant links between the appeal development and crime or anti-social behaviour.*

*The Council's concerns as to the effect on local community cohesion and infrastructure are similarly unsubstantiated. The waste collection and pollution control departments have provided no objections to the proposal and given the accessibility of the site and the provision for cycle parking, there would be no serious additional demands placed on local parking facilities. I also have no information to suggest that the long term future of any local community facilities are being jeopardised by the existing concentration of HMOs or that the proposal itself would result in any direct harm to this effect. By their nature, HMOs are likely to result in transient residents, and students in*

*particular will mean empty properties at certain times of the year. Nonetheless, given that the area around the appeal property has a healthy mix of uses, and in the absence of information to suggest otherwise, I have no reason to believe that the proposal would upset the existing community balance or lead to any unacceptable loss of community cohesion.*

*The Council's Supplementary Planning Guidance (SPG)<sup>1</sup> provides general empirical evidence on the issues associated with high concentrations of HMOs and Welsh Government (WG) research<sup>2</sup> provides a similar picture. However, none of these problems seem particularly prevalent in the vicinity of the appeal property. There is no dispute that the 20% threshold for HMOs stipulated in the SPG would be breached but in my view it is not sufficient just to say that a breach would occur without demonstrating that harm would be caused. In particular, Policy H5 of the Cardiff Local Development Plan (LDP) permits HMOs providing, amongst other things, the cumulative impact of such conversions will not adversely affect the amenity and/or the character of the area.*

*From my own observations and on the available evidence, the area around Daniel Street contains a balanced and sustainable mix of housing with good access to a healthy range of services and facilities. I acknowledge the cumulative effects that HMOs can have and I note the English appeal decisions that have been drawn to my attention. However, in the latter cases it was demonstrated that either a community imbalance would occur or existing issues would be worsened. In this case, I have little evidence to suggest that the proposal either by itself or cumulatively would exacerbate any existing problems or result in any material harm to the character and amenity of the area. Moreover, it would be open to the Council to demonstrate in the individual circumstances of any other case that harm would be caused.*

*There is concern from local representatives as to the amount of amenity space at the property, However, the size of the space falls only marginally short of the Council's standard, and I observed it to be a well laid out feature with sufficient provision for refuse and cycle storage. The property itself also provides a good standard of living and amenity for its future occupiers.*

*I conclude that the proposal would comply with the objectives of LDP Policy H5. It would also concur with the aim of LDP Policy KP5 to seek good quality and sustainable design by, amongst other things, providing a diversity of land uses to create balanced communities.*

- 8.7 Waste Management have not objected to this application but have recommended that suitable waste and recycling receptacles be provided at the property and in this respect condition 5 has been imposed.



- 8.8 In respect of the comments made by Shared Regulatory Services given that the property is already in use as a C3 residential dwelling it is felt that a condition in respect of road traffic noise would be unreasonable. However Recommendation 2 has been included to bring to the applicant's attention the Control of Pollution Act in respect of noise from construction activities.
- 8.9 The Council's Existing Supplementary Planning Guidance on Access, Circulation and Parking Standards identifies that 1 secured cycle parking space per bedroom is required. As this application seeks planning permission for a seven person HMO then it would be unreasonable to insist that seven cycle parking spaces be provided and in this respect condition 4 has been imposed.
- 8.10 In respect of amenity space approximately 60 square metres will be available for occupiers to use to the rear of the property which is felt is sufficient for a property of this size. It should also be noted that the minimum amenity space requirement as specified in the HMO SPG is 27.5 square metres.
- 8.11 In respect of the comments made by neighbouring occupiers which are not covered above the following should be noted:
1. Waste Management have not objected to this application;
  2. Highways have not objected to this application and as long as 7 cycle parking spaces are provided the proposal will be compliant with planning policy. The rear garden is large enough to comfortably accommodate seven cycle parking spaces whilst leaving a large rear garden for occupiers to use;
  3. If occupiers create a noise nuisance then there is separate Environmental legislation which would cover this;
  4. Anti-social behaviour is a matter for the police;
  5. The proposal is compliant with the SPG on HMO's which seeks to limit the siting of future HMO's to protect and preserve the character of the area;
  6. The proposal is compliant with Licensing standards and issues such as Health and Safety would be covered under Licensing and Building Regulations;
  7. Fire protection is a matter for Licensing and Building Regulations;
  8. The proposal requires 27.5 square metres of amenity space. Over 60 is to be provided which is compliant with the SPG on HMO's;
  9. Most terraced properties do not have a rear access and it is not unusual for occupiers of such properties to take their cycles through the house to the rear garden;
  10. It is the Council's opinion that the proposal complies with current Planning Policy and Policy H5 of the Cardiff Local Development Plan which relates to the sub division or conversion of residential properties.

This has also been supported by Planning Inspectors as stated in the recent appeal decisions ;

11. The re-opening of the rear access is a civil matter in which the council, as Local Planning Authority, has no powers to intervene. However, the owner has indicated that he is no longer pursuing this course of action;
12. The dormer roof extension is compliant with current planning policy and there is more than 10.5m from the rear elevation of the dormer to the rear boundary;
13. It is not a breach of planning control to undertake refurbishment works to a property or to remove existing outbuildings before planning permission has been granted. Works to the dormer roof extension and ground floor rear extension have not yet commenced.

8.12 In respect of the objections from the local Ward Members and the neighbouring occupiers it should be noted that the proposal is in compliance with the SPG on HMO's and the Cardiff Local Development Plan. As such, and in light of the two recent appeal decisions, it would not be appropriate for the Council to resist this application which seeks to change the use of the property from a C3 residential dwelling into a seven person sui generis HMO.

## **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. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.
- 9.3 Well-Being of Future Generations Act 2016 – Section 3 of this Act 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 (Section 5). This duty has 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 recommended decision.

## 10. **RECOMMENDATION**

- 10.1 Having taken all of the relevant factors into consideration it is concluded that in this particular instance there are insufficient grounds to refuse this application. It is therefore recommended that planning permission be granted, subject to conditions.

## 11 **ALTERNATIVE RECOMMENDATION AND ADDITIONAL INFORMATION**

- 11.1 This application was considered at 19<sup>th</sup> April 2018 Planning Committee where it was resolved to defer the application to the next meeting of Planning Committee for reasons for refusal. If members remain minded to refuse the application the following reasons are suggested :

1. The proposal will further exacerbate the unacceptable cumulative adverse impacts on the amenities of the area by virtue of :
  - a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policy KP5 (Good Quality and Sustainable Design) and H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (2016);
  - a higher portion of transient residents leading to an increase of cumulative demand on social, community and physical infrastructure, contrary to Policy KP5 (Good Quality and Sustainable Design) and H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (2016).
2. The change of use of the property from a C3 dwelling to a C4 House in Multiple Occupation will further exacerbate the negative impacts caused by Houses in Multiple Occupation in respect of crime and anti-social behaviour, contrary to Policy H5 (Sub- Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (2016).
3. The change of use of the property from a C3 dwelling to a C4 House in Multiple Occupation without providing any off street car parking provision will further exacerbate the existing car parking problems within the immediate vicinity contrary to Policy H5 (Sub-Division or

Conversion of Residential Properties) of the Cardiff Local Development Plan (2006-2016).

4. The internal layout of the attic room results in an inadequate and poor quality accommodation for future occupiers contrary to Policy H5 (Sub-Division or Conversion of Residential Properties) of the Cardiff Local Development Plan(2006-2016).

11.2 Since the application was presented to Planning Committee on 19<sup>th</sup> April 2018 the applicant has submitted revised layout plans in an attempt to overcome concerns with respect to the internal layout of the attic. The en-suite has now been relocated to within the dormer roof extension as opposed to being sited beneath the eaves. This will provide for an improved circulation, head room and enhanced internal layout to that which was originally submitted. A rooflight is also proposed on the front elevation roof plane which will serve the bedroom.

For members assistance the applicant advised the following with the submitted plan:

*I write following last week's planning committee meeting at which the above application was discussed. I note that concerns were raised over internal layout of the attic space, in particular the location of the en-suite bathroom beneath the eaves. Since the application was submitted, we have been developing the construction design with our engineer and builder and have relocated the bathroom to a location within the dormer roof itself. This provides for improved circulation, head room and drainage and an enhanced internal layout solution to what is proposed on the planning application drawing.*

*I would also add that we have been in regular contact with Cardiff licensing section to ensure that space requirements are not only achieved but exceed the stipulated requirements. This is in line with our intention to provide high quality accommodation aimed at professional people. This collaboration will recommence once an approval is achieved.*

*We note ongoing concerns raised about waste management/disposal. As responsible landlords we will enforce the terms of the tenancy which will clearly state the tenant's obligations with regard to waste management and disposal. It is in our interest that the property does not accumulate rubbish anywhere within the premises.*

*We also note the concerns relating to cycle storage. As previously stated, we are strong advocates of providing our tenants with the best possible opportunity to use alternative modes of transport. A key factor in purchasing 105 Romilly Road was its location on a frequent bus route into the city centre*

*as well as the generous garden space to provide police approved secure cycle storage. In our experience, a lack of secure storage can deter tenants from having cycles. As an example, in Bath we have installed a secure cycle store in one of our HMOs and this positively attracted tenants that deliberately choose cycle ownership over car ownership.*

*I trust the attached layout plan assists committee members in understanding how we are constantly looking to improve our designs while also allaying concerns raised.*



TITLE NUMBER  
**WA984876**



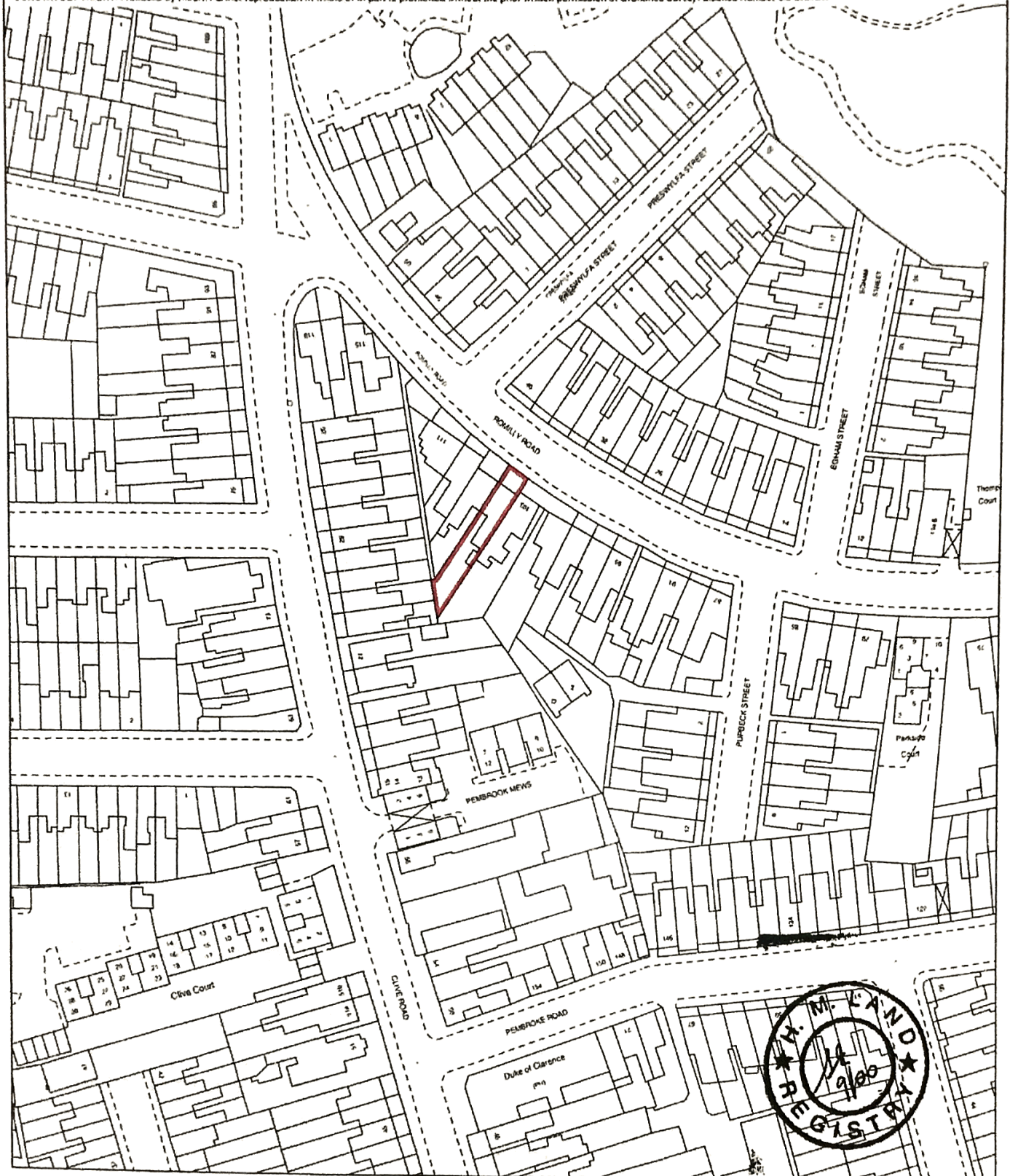
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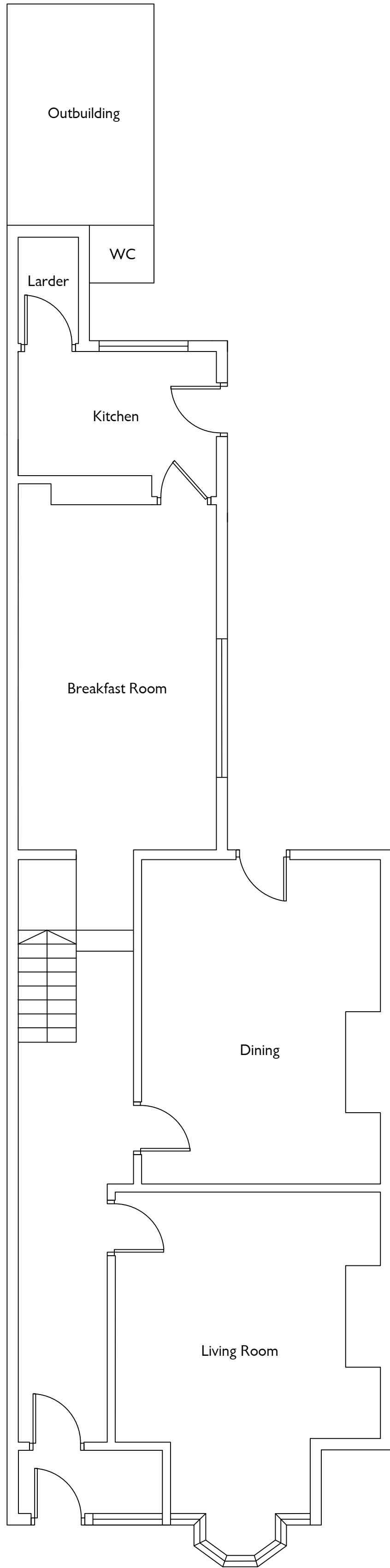
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**ST1576NE**

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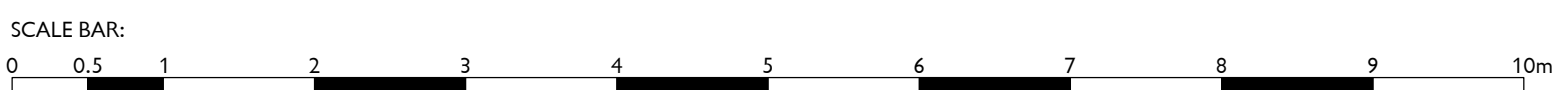




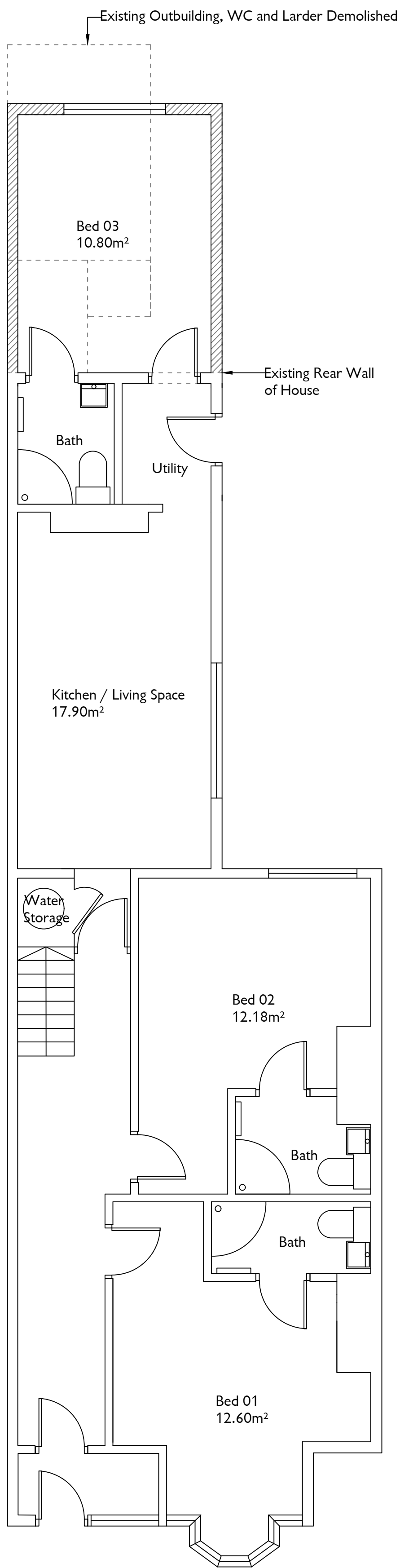
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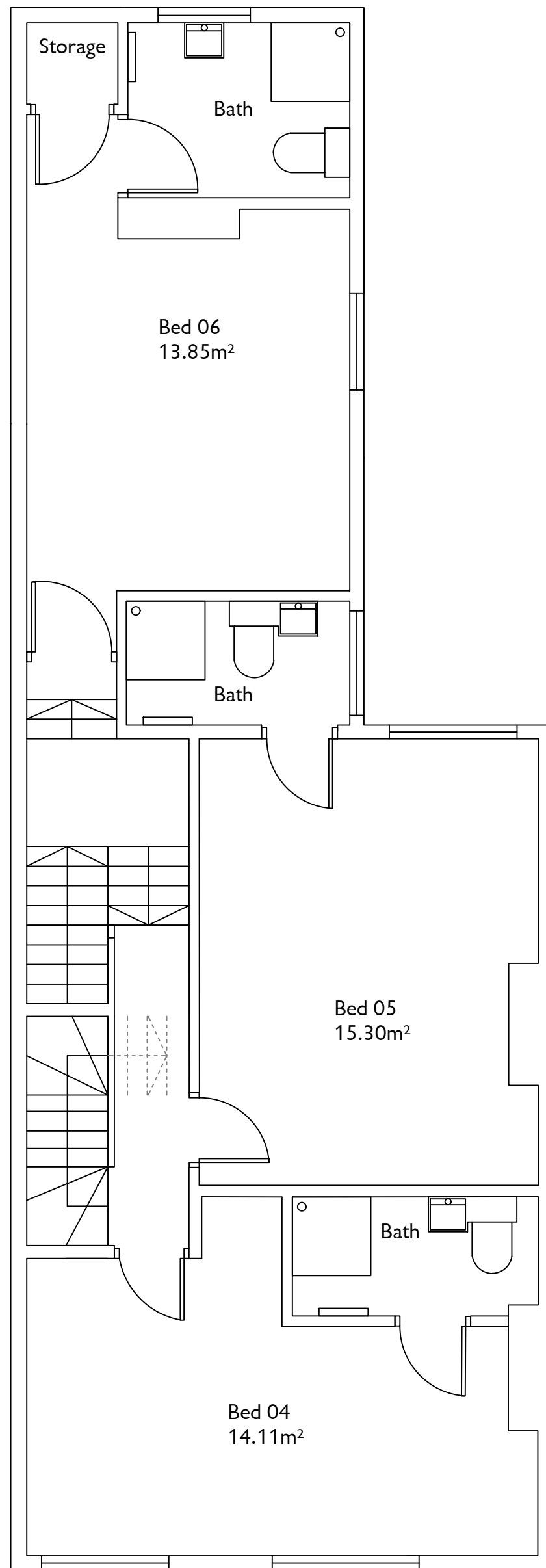
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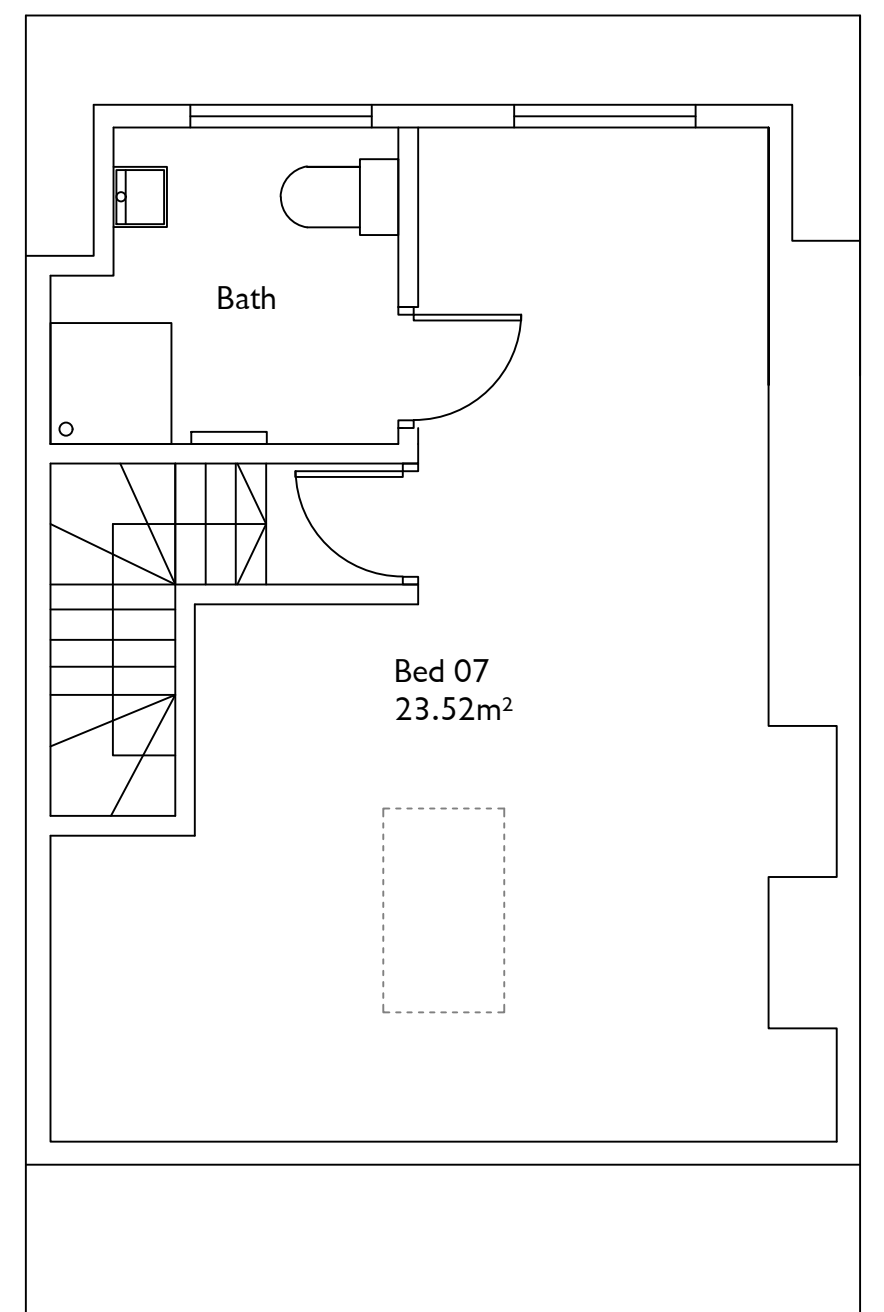
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o drawing no.	o revision	o scale	o drawn
0170200 - SPLTA	001	1:50 @ A2	o approved
o project number	o originator	o zone	o level
			o type
			o role
			o number
			o date
			Dec 2017



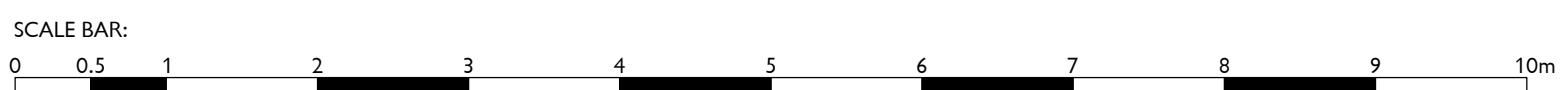
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



client/project	drawing		
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drawing no.	revision	scale	drawn
0170200 - SPLTA	002C	1:50 @ A2	approved
58 Project Number	Originator	Zone	Level
Type	Rate	Number	date
			Dec 2017

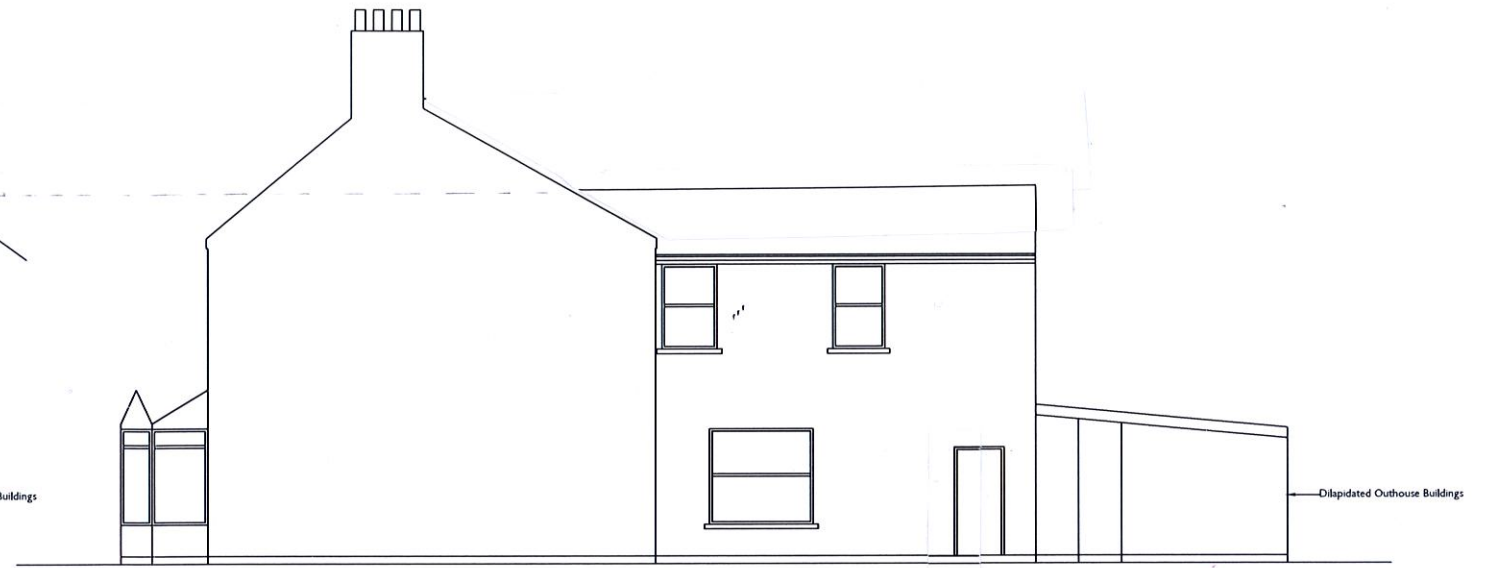




Existing Front Elevation



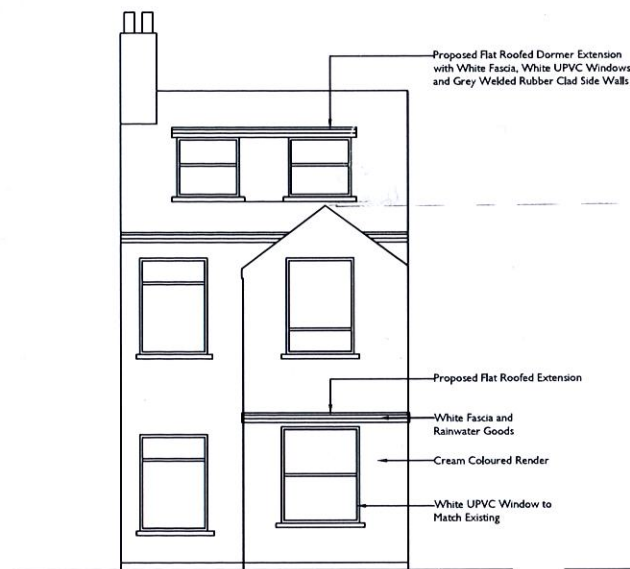
Existing Rear Elevation



Existing Side Elevation



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



o client/project		o drawing			
SPL TA		105 Romilly Road Existing and Proposed Elevations			
o drawing no.		o revision		o scale	
0170200 - SPLTA		003		1:100 @ A2	
o date		o approved		o date	
18 Dec 2017				Dec 2017	

Mae'r dudalen hon yn cael ei adael yn wag yn fwiadol

**LOCAL MEMBER, AM, MP OBJECTIONS & PETITION**

COMMITTEE DATE: 09/05/2018

APPLICATION No. **17/03034/MJR** APPLICATION DATE: 15/12/2017ED: **RADYR**

APP: TYPE: Full Planning Permission

APPLICANT: Taff Housing Association

LOCATION: LAND AT DE CLARE DRIVE, RADYR, CARDIFF

PROPOSAL: ERECTION OF 36 AFFORDABLE HOUSING UNITS, BIN STORE, BUGGY AND BICYCLE STORE, SURFACE LEVEL CAR PARK AND ASSOCIATED WORKS

**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. This consent relates to the following approved plans and documents:

Plans

Drawing No. A110 (Site Location Plan);  
 Drawing No. A111 (Existing Site Layout);  
 Drawing No. A112 (site layout);  
 Drawing No. A113 (Proposed Landscaping and Boundaries Layout);  
 Drawing No. A114 (Floor Plans Sheet 1 Of 2);  
 Drawing No. A115 (Floor Plans Sheet 1 Of 2);  
 Drawing No. A116 (Block A – Elevations);  
 Drawing No. A117 (Block B – Floor Plans Sheet 1 of 2);  
 Drawing No. A118 (Block B – Floor Plans Sheet 2 of 2);  
 Drawing No. A119 (Block B – Elevation);  
 Drawing No. A120 (Houses – Floor Plans);  
 Drawing No. A121 (Houses – Elevations);  
 Drawing No. A122 (Contextual Elevation Sheet 1);  
 Drawing No. A123 (Contextual Elevation Sheet 2);  
 Drawing No. A124 (Aerial Perspective);  
 Drawing No. A125 (Perspective View 1);  
 Drawing No. A126 (Perspective View 2);  
 Drawing No. A127 (Perspective View 3);  
 Drawing No. A129 (Parking Layout)

### Documents

Planning, Design and Access Statement (WYG)  
Statement of Community Involvement (WYG);  
Phase 1 Ecology Report (Wildwood Ecology) ref WWE17116;  
Transport Statement (JUBB)

Reason: For the avoidance of doubt.

3. Prior to their installation samples of the external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with policy KP5 of the Cardiff Local Development Plan.
4. Prior to beneficial occupation details of the means of enclosure shall be submitted to and approved in writing with the Local Planning Authority. The approved detail shall be implemented on site before the beneficial use of the dwellings hereby approved.  
Reason: To ensure an acceptable form of development that is in keeping with the area in accordance with Policy KP5.
5. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the site will be effectively drained, the means of disposal of surface water and indicate how foul flows will communicate to the existing public sewerage system. Details shall also be submitted on the management/maintenance of the drainage in the event that Welsh Water do not adopt drainage infrastructure. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be retained.  
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with policy EN10 of the Cardiff Local Development Plan.
6. No development, shall take place until full details of landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
  - A landscaping implementation programme.
  - Scaled planting plans prepared by a qualified landscape architect.
  - Proposed finished levels.
  - Earthworks.
  - Existing and proposed services and drainage above and below ground level.

Planting plans shall be supplemented by:

- Schedules of plant species, sizes, numbers or densities prepared by

- a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be supplied, including certification in accordance with British Standards and interpretive reports by a soil scientist demonstrating fitness for purpose and a methodology for handling, amelioration and placement (including profile depths). Site won soil shall only be used for landscaping purposes where a Soil Resource Survey and Plan, prepared in accordance with the 2009 DEFRA Code, is submitted and approved, demonstrating that site won soil is fit for purpose.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect.

The submitted details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

*Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with policy KP5 of the Cardiff Local Development Plan.*

7. Any trees, plants, or hedgerows which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity of the area in accordance with policies KP5 and EN8 of the Cardiff Local Development Plan.

8. Prior to beneficial occupation of the development hereby approved the Recommendation, outlined in Section 5 of the Preliminary Ecological Appraisal by Wildwood ecology, shall implemented and maintained.

Reason: To ensure an acceptable form of development in accordance with Policy EN7 of the Cardiff Local Development Plan.

9. No development shall take place until details of facilities for the storage of refuse containers ( both internal and external) have been submitted to and approved by the Local Planning Authority and the development shall not be put into beneficial use until the approved facilities are provided and thereafter refuse shall only be stored in accordance with the approved details.

Reason : To secure an orderly form of development and to protect the amenities of the area in accordance with Policy W2 of the Cardiff Local

## Development Plan.

10. The development shall not be brought into use until the car parking spaces are laid out in accordance with the approved details, as shown on DWG no A129 . Thereafter the spaces shall not be used for any purpose other than the parking of vehicles.  
Reason: To make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic.
11. Prior to beneficial occupation shall take place until details showing the provision of cycle parking spaces ( which shall be designed to safe, secure and sheltered) have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.  
Reason: To ensure that adequate provision is made for the secure parking of cycles.
12. No development shall commence, including any works of demolition, until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to throughout the construction period. The CMS shall provide for: (i) The parking of vehicles of site operatives and visitors; (ii) Loading and unloading of plant and materials; (iii) Storage of plant and materials used on constructing the development; (iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) Details of highways/footway closures; (vi) Wheel washing facilities; (vii) A dust assessment with measures to monitor and control the emission of dust and dirt during demolition and construction; and (viii) A scheme for the recycling/disposing of waste resulting from demolition and construction works.  
Reason: In the interests of highway safety and public amenity.
13. No part of the development hereby permitted shall be occupied until a travel plan which shall include, but not limited to, the promotion of public transport and other alternatives to the private car; control of resident car parking within the site, provision of a named travel plan co-ordinator, has been submitted to and approved in writing by the Local Planning Authority. The plan shall be presented to all new residents and be monitored for a period of five years following occupation of the final dwelling. Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway in accordance with policy T5 of the Cardiff Local Development Plan
14. Prior to occupation of any part of the development hereby approved details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

\* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

15. Prior to the construction phase of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person \* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) not required.
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present;
- (iii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, unless the Local Planning Authority agrees to any variation.

\* A 'suitably qualified competent person' would normally be expected to be

a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with policy EN13 of the Cardiff Local Development Plan.

16. Prior to the construction phase of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

17. The remediation scheme approved by condition 16 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must



be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, unless the Local Planning Authority agrees to any variation.

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

19. Any topsoil [natural or manufactured], subsoil, or any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in

accordance with policy EN13 of the Cardiff Local Development Plan.

20. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.  
Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling.
21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking, or re-enacting that Order) no structure or extension shall be placed within the curtilage of any dwelling or alteration to any roof.  
Reason: To ensure the orderly development of the area with adequate space about buildings and in the interests of the visual amenity of the area in accordance with policy KP5 of the Cardiff Local Development Plan.

**RECOMMENDATION 2** : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 3** : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
- Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMMENDATION 4** : Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

## 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Detailed planning permission is sought to develop a vacant plot within an existing residential estate to provide 36 affordable housing units.
- 1.2 The affordable housing would be a mixture of houses and two blocks of flats. The unit mix of the proposed development is as follows:-  
4 x 2 bedroom adapted flats;  
18 x 1 bedroom flats;  
6 x 2 bedroom flats;  
8 x 3 bedroom houses
- 1.3 Both blocks of flats (known as blocks A & B) would be 'L shaped and be three storeys in height. The blocks would have hipped roofs with gable frontage features. The proposed finished materials would be render on the ground floor with the upper floors being red brick and the roof finished in tiles and capped with red coloured ridge tiles.

The flats would be sited facing the existing park (i.e NW frontage and SE rear). The proposed bins/cycle storage is proposed to be sited within the 'dog leg' extension of block 'B'.

- 1.4 The proposed houses have been designed as two two storey terraced blocks consisting of 4 dwellings (known as blocks C & D). The end of each block (plots 1 & 8) are gable ended with their principal entrances being at 90 degrees to the rest of their respective terraced block. The materials to be used on these properties would be brick. All the houses would benefit from an enclosed rear garden beyond which would be a access footpath to the parking courtyard.
- 1.5 A total of 34 car parking spaces ( 2 of which are proposed for disabled use) would be provided to service the 36 proposed units . The vast majority of the proposed parking spaces (30) would be located within an inner courtyard that would be accessed under the 'flying' first floor floors of the side (south-west /

north-east) of the development. Two are proposed between the two terrace blocks and 2 adjacent to plot 8.

- 1.6 The following reports have been submitted to accompany the application:  
Planning, Design and Access Statement (WYG);  
Statement of Community Involvement (WYG);  
Phase 1 Ecology Report (Wildwood Ecology);  
Transport Statement (JUBB);
- 1.6 Certificate B has been served on Taylor Wimpy as the roads are not currently adopted by the council.
- 1.7 A site visit was undertaken by the planning committee on the 30<sup>th</sup> April, 2018.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site measures 0.30ha in area and is a grassed open area that is generally level. Surrounding the site are pavements/roads and it is enclosed on three sides by residential houses. The remaining side faces public open space.
- 2.2 The site is not located within a flood zone. No Listed buildings or protected trees are affected by this development.
- 2.3 As the roads within the site are not currently adopted, the applicant has served notice on Talyor Wimpey, as the land owner.

## 3. **SITE HISTORY**

- 3.1 01/2140/W – Outline planning permission granted on 29/11/02, permits the residential redevelopment on the former Radyr Sidings site.

The Section 106 Agreement attached to the outline planning permission (Ref. 01/2140/W as amended) required, inter alia, the submission and agreement of a Development Framework for the Radyr sidings development, prior to the commencement of development on any dwellings within the site.

- 3.2 04/0694/W – Modification of Condition 1 of planning permission No. 01/2140 to extend the period for the submission of reserved matters, and for the commencement of development (extending submission of reserved matters to 29/11/08 and commencement of development to 29/11/10). Planning permission issued 22<sup>nd</sup> October 2004 subject to S106 Agreement as per Planning Application No 01/2140/W.
- 3.3 05/0227/W – Access Road Bridge over railway line – Granted 18/03/05. - approved
- 3.4 05/0791/W – Engineering Operations: Spine Road with associated services, sewers and drainage outfalls (Full), Granted 10<sup>th</sup> April 2006. - approved
- 3.5 05/0735W – Approval of reserved matters for 136 dwellings on western side of site

in February, 2006.- approved

- 3.6 05/0871/W – Central Public Open Space (Reserved Matters), Granted 24<sup>th</sup> April 2006. - approved
- 3.7 06/2775W – Approval of reserved matters for 99 dwellings on eastern side of site in March, 2007.- approved
- 3.8 07/01749/W- additional 176 Dwellings - approved

#### 4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 9 (November 2016).

*4.2.2 The planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision-taker when...taking decisions on individual planning applications.*

*4.2.4 Legislation secures a presumption in favour of development in accordance with the development plan for the area unless material considerations indicate otherwise.*

*4.3.1 All those involved in the planning system are expected to adhere to (inter alia):*

- *putting people, and their quality of life now and in the future, at the centre of decision-making;*
- *taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today;*
- *respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;*
- *tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change; and*
- *taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime.*

*4.1 The following sustainability objectives for the planning system reflect our vision for sustainable development and the outcomes we seek to deliver across Wales. These objectives should be taken into account...in taking decisions on individual planning applications in Wales. These reflect the sustainable development outcomes that we see the planning system facilitating across Wales.*

#### 4.4.3 Planning policies, decisions, and proposals should (inter alia):

- *Contribute to the protection and improvement of the environment so as to improve the quality of life and protect local and global ecosystems*
- *Ensure that all communities have sufficient good quality housing – including affordable housing – in safe neighbourhoods*
- *Promote access to employment, shopping, education, health, community facilities and green space*
- *Foster improvements to transport facilities*
- *Foster social inclusion.*
- *Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites;*
- *Locate developments so as to minimise the demand for travel, especially by private car;*
- *Support the need to tackle the causes of climate change by moving towards a low carbon economy.*
- *Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings.*
- *Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems.*
- *Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.*
- *Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.*
- *Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity.*
- *Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.*

#### 4.2 Technical Advice Notes (TANs):

2	Planning and Affordable Housing
5	Nature Conservation and Planning
11	Noise
12	Design
16	Sport, Recreation and Open Space
18	Transport
21	Waste

#### 4.3 Local Development Plan (January 2016):

KP5	Good Quality and Sustainable Design
KP7	Planning Obligations
KP8	Sustainable Transport
KP12	Waste
KP14	Healthy Living
KP15	Climate Change
KP16	Green Infrastructure
KP18	Natural Resources
H3	Affordable Housing
EN7	Priority Habitats and Species
EN10	Water Sensitive Design
EN12	Renewable Energy and Low Carbon Technologies
EN13	Air, Noise, Light Pollution and Land Contamination
T1	Walking and Cycling
T2	Strategic Rapid Transit and Bus Corridor Enhancement
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
C1	Community Facilities
C3	Community Safety/Creating Safe Environments
C5	Provision for Open Space, Outdoor Recreation, Children's Play and Sport
C6	Health
C7	Planning for Schools
W2	Provision for Waste Management Facilities in Development

4.4 The following guidance documents were supplementary to the City of Cardiff Local Plan (1996), now superseded by the Local Development Plan (LDP). They remain a material consideration insofar as they are consistent with LDP policy:

*Access, Circulation and Parking Standards* (January 2010)

#### 4.5 Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)  
Planning Obligations (January 2017)  
Residential Design Guide (January 2017)  
Location of Waste Management Facilities (January 2017)

### 5. **INTERNAL CONSULTEES RESPONSES**

#### 5.1 The Operational Manager, Transportation:

The proposed parking of 32 spaces for 36 units is at the upper range of the parking standards (the development would accord with the parking standard with a provision of 10 parking spaces) but it is in accordance with the council's

adopted parking standards and is therefore acceptable.

In terms of highways safety, the application is supported by a Transport Statement that has assessed the impact of the proposed development upon the transport network . The Transport Statement concludes as follows:

#### Highway safety

“It is reasonable to conclude that the adjoining highway does not suffer from any inherent infrastructure weakness that would be considered as dangerous. Furthermore, the traffic impact of this development is likely to be insignificant and is therefore unlikely to have a material impact on highway safety.”

Whilst objectors question the proposed assessment and that there has been 4 accidents 9 that the council are aware of) in the vicinity of the estate within the period of 2012-2016(closest of which was located on the roundabout to the estate) which are not report within the transport assessment this does not undermine the conclusion reached within the Transport Assessment.

In terms of the potential traffic movements from the development against a care home, the traffic assessment states:

Period	Arr	Dep	Total
<b>Vehicle Trip Rates for Care Home (Site Area per ha)</b>			
08:00-09:00	19.9	11.4	31.3
17:00-18:00	4.7	10.8	15.4
<b>Traffic Generation by the Permitted 0.3ha Care Home</b>			
08:00-09:00	6.0	3.4	9.4
17:00-18:00	1.4	3.2	4.6

*Table 6.1 Consented Vehicle Trips*

Period	Arr	Dep	Total
<b>Vehicle Trip Rates for Affordable Houses</b>			
08:00-09:00	0.169	0.296	0.465
17:00-18:00	0.310	0.218	0.528
<b>Vehicle Trip Rates for Affordable Flats</b>			
08:00-09:00	0.103	0.118	0.221
17:00-18:00	0.125	0.080	0.205

*Table 6.2 Vehicle Trip Rates for Privately Owned Houses and Apartments*



The assessment concludes “that the forecast traffic generation associated with the proposed residential units is of a low level with approximately 10 vehicles in 2-way movements predicted during the peak periods. This is equivalent to 1 additional vehicle per every 6 minutes. Such a minor increase in traffic flow will not be a noticeable and will fall within the bounds of normal daily fluctuations in traffic flows along local highway network. ”

In terms of S106 contributions it is considered that on this occasion the Councils’ Transportation section will not be seeking any contributions.

- 5.2 The Operational Manager, Environment (Contaminated Land): No objections subject to assessment of land contamination and remediation conditions
- 5.3 The Council’s Tree Officer: No objection subject to a landscaping condition.
- 5.4 The Operational Manager, Waste Management,: No objection subject to an appropriate condition seeking acceptable provision of bin storage
- 5.5 The County Ecologist: No objections subject to an appropriately worded condition seeking the recommendations of the submitted Ecology report to be implemented on site
- 5.6 The Operational Manager, Environment (Noise & Air): No comments received to date.
- 5.7 Team Leader, Neighbourhood Regeneration: No objection subject to the applicant entering into a legal agreement to contribute towards community facilities at the old Church Rooms and Morganstown Community Hall (the amount is outlined in section 9 of this report)
- 5.8 The Chief Schools Officer: Our evaluations of pupil yield based on a typical distribution per property type as averaged across the city, including all phases of education comes to 6.12 pupils, below our threshold for which an obligation would be sought. As this yield is below threshold, there is no requirement to determine a net provision requirement based on existing school place availability.

With regards to the objections received concerning the demands placed on the existing schools by this development, notwithstanding the pupil yield as calculated above, 10 of the 59 places allocated to Radyr

Primary School at reception and 46 of 181 year 7 places allocated to Radyr Comprehensive School in September 2017, were from outside of catchment. Considering also that the 6.12 pupils could be distributed over all school years, it seems unlikely that this development will have significant impact on school place provision in the local area.

- 5.9 The Operational Manager, Drainage Division: No objection subject to a condition requiring details of a drainage scheme for the site

5.10 The Operational Manager, Parks and Sport:

From a Parks perspective the design does not adversely impact the existing open space, and provides some additional informal supervision onto it from the front properties.

On the planting I'd question whether there is a need for defensive planting consisting of Berberis species in this location. From the landscape and boundaries plan all areas are shown as defensive planting (in pink) which appears to be in error as the key refers to more ornamental planting (in brown) which doesn't seem to appear on the drawing. The development is well overlooked, in a relatively prosperous location and I'd have thought it more important to have attractive varied planting that enhances the development and experience of people living within it.

I agree with the Council's Tree Officer, that a soil resource plan, and detailed, upfront landscaping scheme (scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan views, planting methodology, aftercare methodology and implementation programme), prepared by a Landscape Architect should be provided and this should take into account presence of services and any adjacent street lighting. The soil resource survey is key as the site was previously used as a site compound for the Taylor Wimpey development – it may contain very little reusable soil but this needs to be established, along with presence of any contamination.

One other issue to resolve is where the site compound would be sited during the construction process. The open space is currently still under the ownership of Taylor Wimpey, but active negotiations are taking place on its transfer to the Council with an agreed list of defects to be rectified. Placing a compound on the open space will not be accepted by Parks.

### **Open Space Provision**

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.

The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be **61.4**. This generates an open space requirement of **0.149 ha** of on-site open space based on the criteria set for **Housing accommodation**, or an off-site contribution of **£63,706**. I enclose a copy of the calculation

As no public open space is being provided on-site, the developers will be

required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.

The use of S106 contribution from this development will need to satisfy CIL and the current distance requirements set out in the 2017 Planning Obligations SPG – play areas 600m (not applicable to student and sheltered accommodation), informal recreation 1000m, and formal recreation 1500mm, measured from edge of the site.

- 5.11 The Housing Development (Enabling) Team: Supports the application as it will assist in meeting the Council's affordable housing requirements

## 6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 Dwr Cymru Welsh Water : No Objection subject to drainage details to be submitted to and approved with the LPA
- 6.2 Natural Resources Wales: the proposal does not affect matters under their jurisdiction; therefore, they have no comments to make.
- 6.3 The South Wales Police Crime Prevention Design Advisor: No objection Information from the South Wales Police Niche information system indicates that overall crime in the Radyr area saw 859 incidents reported to South Wales Police over a period from December 2016 to December 2017. Over that same period reported incidents in the close vicinity of the proposed development included 10 violent incidents, 6 thefts, 3 burglaries, 3 incidents of anti-social behaviour and 3 damages.

### **Recommendations**

All affordable/social housing and Welsh Government funded projects are required to meet Secured by Design standards, therefore it is recommended that liaison is undertaken with the South Wales Police Designing out Crime officer prior to any detailed planning approval. South Wales Police would recommend that the development is built to Secured by Design standards.

- 6.4 The South Wales Fire and Rescue Service: No objections
- 6.5 Network Rail: No objections

## 7. **REPRESENTATIONS**

- 7.1 The application has been publicised in accordance with the statutory requirements through notifying adjoining neighbouring properties along with site and press notices. . A total of 124 representations have been received, all objecting to the proposal. A summary of those objections are outlined below:

- (i) Access to the site will be problematic given it is the single point of access to the site, which already has a significant level of street parking within the sidings and the surrounding area, which has been exacerbated by the increased park and ride facility at Radyr Railway station;
- (ii) Parking within the sidings is inadequate given that most residents park their cars on street. This proposal will make an unacceptable situation worse;
- (iii) The suggested public transport options are unrealistic as the bus stops are too far away and are not easy to walk to. The trains are overcrowded and cannot be accessed during peak times;
- (iv) Concern over highway safety from construction vehicles accessing the site, given the close proximity of the children's play area;
- (v) The roads are not adopted within the site, so who will repair any damage to the roads;
- (vi) The Transport statement is inaccurate and is not a true reflection of the situation on the ground;
- (vii) The social infrastructure (GP/ Dentist surgeries) cannot cope with the existing demand this proposal along with the Plasdwr development would create an unacceptable strain on limited resources;
- (viii) The local schools (both primary and secondary) are oversubscribed. The objectors have evidence that children living within the catchment area cannot attend the local schools;
- (ix) The existing sewerage system cannot cope with the existing number of dwellings, which in 2017 resulted in the need for the drainage system to be cleaned. These additional units would add to an already unacceptable situation;
- (x) The sidings are already overdeveloped from the original permission; this would add to an already overdeveloped site;
- (xi) Given the overdevelopment of the overall site there is too little public open space and this land should be used for that.
- (xii) The site seeks too many units on a small plot;
- (xiii) The proposed scale, siting, design and materials are out of character with the area;
- (xiv) The development given its siting and design would result in the loss of light and privacy to existing residents;

- (xv) The proposal would by virtue of its siting and design represent an overbearing and unneighbourly form of development on the adjoining residents;
- (xvi) Loss of house value of the existing housing;
- (xvii) Concern over the potential for the creation of anti-social behaviour;
- (xviii) The proposal would result in the loss of a community facility i.e care home for additional houses.

7.2 A 67 signature petition has been submitted, that objects to this application. In addition, the Local residents have employed a Planning Consultant to represent them. The Planning Consultant has confirmed that they will speak on behalf of the residents at committee and has submitted a 10 page objection that can be summarised as follows:

- (i) The overall Sidings site has been developed to a level well above that which was originally proposed (420 units as opposed to 350 units).
- (ii) The development of 36 units on a site of only 0.75 acres is overdevelopment and this density is out of character with the existing estate.
- (iii) The scale and massing of the proposal is overbearing and will overshadow existing properties. It results in a claustrophobic environment and standard privacy distances cannot be met.
- (iv) The location of the development will lead to a reliance on the use of private cars. Public transport routes, pedestrian routes or cycling will not be attractive to the residents of the development.
- (v) There is only one vehicular access to the Sidings development. Congestion is already a problem further exacerbated by parking problems. Traffic is therefore an issue.
- (vi) The development will place further strain on the social infrastructure in the area. All schools are at capacity and the doctors surgery is also under pressure. The position will be further affected by the Plasdwr development which is already under construction.

7.3 The Local member for the area has been notified of the application and objects on the following grounds:

- The proposed density of 36 units on a 0.75 acre plot is grossly excessive. Taylor Wimpey who did most of that Sidings development constructed about 50% more units than were in the outline planning application for the entire plot; that is why the development is so congested with narrow streets and parking problems. Having said that,

T-W did not approach the housing density now proposed. Indeed when T-W obtained a similar infill plot of 0.5 acres they applied successfully to put 9 units on that plot. By comparison, Taff Housing Association want to put 36 units where T-W, proportionately, would put 14. As already pointed out, T-W was fairly bold in jamming in as many units as possible, so it is remarkable to see someone being dramatically bolder in this regard;

- The design of the proposed development is out of keeping with the surrounding architecture;
- Parking availability – there are concerns over the limited number of proposed parking spaces for the development because of the number of houses already built by T-W;
- School places – the authority will be aware of real pressures that have existed on school places in the Radyr area in recent years and the necessary steps taken to address them. The available school places in the catchment area of Radyr and Morganstown are barely sufficient to meet existing demand.
- Public open space deficit: this was assessed when outline permission was given for the original 300 dwellings and a financial contribution was made in the s106 agreement. Since then some 150 extra homes have been built and this would add a further 36; clearly the cumulative deficit in open space is now very large.

7.3 Mark Drakeford, AM and Kevin Brennan, MP make the following comments:

Many constituents have raised with us their concerns that the number of units on the site is disproportionate, with 36 units proposed on a 0.75 acre site. There are concerns that the density of the development would increase demand on local services, such as access to healthcare and school provision.

Constituents have also raised objections regarding the impact of the development on traffic and parking in the area.

7.4 Radyr Community Council objects to this application on the following grounds:

(i) Density: the additional 36 units is far higher than the density originally applied for which results in a sardine tin approach to design;

(ii) Overdevelopment: The site is already overdeveloped and there are existing problems that will be exacerbated should this development be accepted;

(iii) Parking: there is insufficient parking and in their view each house should have a minimum of 2 parking space, one of which should be wide enough to allow for wheel chair access;

(iv) Roads: the roads within the sidings are not adopted and concern is raised by the residents who will pay for any damage;

(v) Traffic: there are already issue, which the community council has flagged up, more so with the new park and ride. These additional units would make access to Heol Isaf more difficult at peak times;

(vi) The bridge to access the buses in Llandaff North is not considered acceptable for all ;

(vii) Access to shops and amenities: there are no shops or schools within the sidings development, which would result in resident required to drive;

(viii) local amenities: local schools and medical facilities re already under strain, and will become more so with the Plasdwr Development;

(ix) Public open space: there is a shortage of open space on the site and this will be reduced more by this development;

(x) Light: Everybody has a right to light. The sidings is built at the bottom of what was a river cliff. As such it gets limited sunshine, especially during the winter. This current application will significantly affect the amount of natural light houses to the east of the site will receive.

(xi) Sewage: this is a major concern. There already problems reported in 2017 where the sewer system need to be cleaned and un blocked. The existing foul waste water system is struggling to cope, more so given that Taylor Woodrow out 50% more houses on the land than originally granted.

## 8. **ANALYSIS**

8.1 The key planning considerations are:

- I) The principle of development;
- II) The impact upon the character of the area;
- III) The impact upon neighbouring properties;
- IV) The impact upon the future occupiers;
- V) The impact upon parking and highway safety;
- VI) The impact upon species and landscaping;
- VII) The impact upon community facilities;
- VIII) The impact upon the drainage infrastructure; and
- IX) Other matters raised;

### 8.2 **Principle of development**

The site has no specific land use allocation within the LDP Proposals Map. A legal agreement (S.106) restricted the site for a care home (planning reference 01/02140/W). Under the agreement, the land was transferred to the Council after the completion of the 200<sup>th</sup> dwelling and within the legal Agreement the Council had 2 years to progress the scheme. The council have not been able to progress the requirements of the care home within the timeframe, and as such the legal restriction no longer applies.

The site has been assessed against policy H6 'Change of Use or Redevelopment to Residential Use'. This states that change of use of redundant premises or redevelopment of redundant previously developed land for residential use will be permitted where:

- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;*
- ii. The resulting residential accommodation and amenity will be satisfactory;*
- iii. There will be no unacceptable impact on the operating conditions of existing businesses;*
- iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and*
- v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to end users.*

The term 'redundant' is defined within the accompanying text of the above policy, in para 5.27, as "Assessment of whether land or premises are redundant or need to be retained in their former use (criterion (i)) will include tests identified in relevant policies, notably Policy EC3 Alternative Use of Sites and Premises relating to the protection of employment land and premises."

The interpretation of Policy EC3 is defined in para 4.1 of the approved 'Safeguarding Business and Industrial Land and Premises' SPG as "Policy EC3 seeks the retention of employment land and premises (identified in Policy EC1 and Defined on the Proposals Map)". The land is not designated under Policy EC1 or on the proposal map, therefore policy EC3 would not apply in this instance.

The site formed part of the former railway sidings of Radyr Railway station, and is considered to be brownfield land as defined in figure 4.4 of Planning Policy Wales (November 2016). It is noted that the plot is currently grassed, but that does not alter its planning status as previously developed land.

The site is located within a residential area and is within close proximity to Radyr Railway Station. There are no existing businesses that would be adversely impacted by this proposal and, as such, the principle of residential use is considered acceptable in land use policy terms.

### 8.3 Impact upon the character of the area

Policy KP5 of the adopted Cardiff Local Development Plan 2006- 2026 (2016) (LDP) seeks to ensure that all new developments are of a high quality, sustainable design that makes a positive contribution to the creation of distinctive communities. Detailed advice on this policy is contained with the Council's approved 'Residential Design Guide' SPG.

In addition, planning application (05/00735/W) which increased the development by an additional 136 dwellings from the outline permission, established a Development Brief for the site (prepared for Taylor Wimpey by Maison Richards Planning dated June 03).



The Brief states: (p28)

*“key frontages will define the public realm by increasing the scale of buildings fronting onto the open space with 3 and 4 storeys”.*

The sense of scale and character around the public open space is characterised by higher density development (i.e up to 4 storeys). The properties beyond these reduce to 2 storeys (in line with the design strategy outlined above). The proposed application through its mixture of building types (i.e. 3 storey block of flats fronting the open space with 2 storey housing sited to the rear) is considered to accord with the design brief and responds well to the wider urban grain of the area.

The suggested finish of buildings is considered to be acceptable in this location and would add a focal point at a prominent location within the area.

The submitted plans break up the hardscape with proposed soft landscaping. This design philosophy ensures that the development provides an acceptance level of mix between the two. Conditions have been recommended requiring the developer to submit details of the species of trees, and the landscaping management of the green areas, to be agreed by the Local Planning Authority.

In summary, whilst recognising that the density of the site is greater than that previously consented for the neighbouring development, it is considered in design terms, that the scale, siting, massing, use of the materials and landscaping of the proposed development preserve the character and appearance of the surrounding area. The proposal is considered to accord with the Council's design policies and national guidance that seek the efficient use of previously development land.

#### 8.4 Impact upon neighbouring properties

Policy KP5 (X) of the adopted Cardiff Local Development Plan 2006-2026 (LDP) seeks to ensure development does not have any undue effect on the amenity of neighbouring occupiers. Detailed advice on this policy is set within the council's approved 'Residential Design' SPG, which seeks, amongst other matters, to ensure suitable privacy distances from adjoining residential properties and that the scale, massing and design of a proposal would not result in development being overbearing or un-neighbourly on adjoining properties. This policy and guidance accords with national guidance, outlined in Planning Policy Wales, that seeks, inter alia, to ensure development does not cause damage to an area's character or amenity (this includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing) and these points have been assessed below.

##### 8.4.1 Privacy

The Council's 'Residential Design Guide' SPG advises:

*“A privacy distance of at least 21 metres will be required between facing windows to habitable rooms on the private side of a development.”*

The proposed development would be sited approximately 12 metres from the frontages of the adjoining properties. However, this distance is considered acceptable, given the windows would not be sited on the private side of neighbouring properties. In addition, the proposed siting and windows relationship is consistent with the separation distance of other houses within the estate and is not considered to undermine the privacy of neighbouring properties. Where habitable room windows within the development are between the private sides of properties, the distances are above the 21 metre privacy distance required.

#### 8.4.2 Scale, massing and design

To ensure that the scale, massing and design of a proposed development would not harm the amenities of neighbouring properties, the application has been considered having regard to the guidance contained in the approved Residential Design SPG. The proposed development has been assessed having regard to its scale, massing and likely impact on light. It is considered that the proposal will not result in an overbearing or un-neighbourly form of development.

The proposed separation distance between the development and the existing housing would be approximately 12 metres. This is consistent with the separation distance within the estate and therefore this development responds to, and respects, the urban grain of the area.

The proposed means of enclosure will be brick walls on prominent/ public locations and fencing. This is considered acceptable. However, a condition has been recommended to ensure that the materials used are acceptable, and that the brick wall continues around to the rear path serving the terraced properties.

### 8.5 Impact upon the future occupiers

#### 8.5.1 Internal/external amenity space

Both national guidance and local policies seek to ensure acceptable living standards for future occupiers. The proposed levels of internal space, for both the houses and flats, along with their outlook are considered acceptable.

The proposed gardens serving the houses are also considered appropriate in scale and usability to their proposed occupancy.

In terms of the flats, the blocks will have an element of functional space available for the residents. Given the unit mix of the blocks; being primarily one bedroomed flats, this is considered acceptable. In terms of recreational space, the large public open space for the whole site is directly opposite. A financial contribution is sought to secure improvements to open space in the vicinity of the development in accordance with Council Policy and SPG. For the above

reasons, the on-site open space provision is considered acceptable in this instance.

#### 8.5.2 Refuse provision

A bin/buggy store is proposed within one of the blocks of flats. It is however considered that the other block should also benefit from similar facilities. As such a condition has been imposed to ensure that both sets of occupiers have appropriately designed and sited refuse provision.

#### 8.6 Impact upon parking and highway provision

The proposed parking accords with the Councils' approved parking standards, with access/egress to these spaces also considered acceptable to the Councils' Transportation section.

In terms of highway safety, the application has been supported by a Transport Statement that has assessed the impact of the proposed development upon the transport network and the Transport Statement concludes as follows:

*"It is reasonable to conclude that the adjoining highway does not suffer from any inherent infrastructure weakness that would be considered as dangerous. Furthermore, as discussed later in this report, the traffic impact of this development is likely to be insignificant and is therefore unlikely to have a material impact on highway safety."*

Whilst objectors question the proposed assessment and that there has been 4 accidents recorded since 2016, this is not considered to undermine the conclusion reached within the report.

In terms of the potential traffic movements from the development against a care home, the traffic assessment states:

Period	Arr	Dep	Total
<b>Vehicle Trip Rates for Care Home (Site Area per ha)</b>			
08:00-09:00	18.9	11.4	31.3
17:00-18:00	4.7	10.8	15.4
<b>Traffic Generation by the Permitted 0.3ha Care Home</b>			
08:00-09:00	6.0	3.4	9.4
17:00-18:00	1.4	3.2	4.6

**Table 6.1 Consented Vehicle Trips**

Period	Arr	Dep	Total
<b>Traffic Generation for Privately Owned Houses</b>			
AM Peak	1.4	2.4	3.7
PM Peak	2.5	1.7	4.2
<b>Traffic Generation for Privately Owned Flats</b>			
AM Peak	2.9	3.3	6.2
PM Peak	3.5	2.2	5.7
<b>Total Development Traffic</b>			
AM Peak	4.2	5.7	9.9
PM Peak	6.0	4.0	10.0

**Table 6.3 Proposed Residential Use – Traffic Generation**

The assessment concludes:

*“that the forecast traffic generation associated with the proposed residential units is of a low level with approximately 10 vehicles in 2-way movements predicted during the peak periods. This is equivalent to 1 additional vehicle per every 6 minutes. Such a minor increase in traffic flow will not be noticeable and will fall within the bounds of normal daily fluctuations in traffic flows along local highway network.*

The Council’s Transportation Section has assessed the application and submitted Transport Statement and raise no objection to this proposal. In forming this view the Council’s Transportation section have had regard to the existing on street parking and advise that to refuse this scheme, that is policy compliant because of the actions of existing residents and their parking behaviour, would be unreasonable.

## 8.7 Impact upon species and trees

### 8.7.1 Protected species

Policies EN6 and EN7 of the adopted LDP requires consideration of the protected species and their environment. The applicant has submitted an Ecological Appraisal from Wilwood Ecology dated August 2017 that undertook a desk study and Preliminary Ecological Appraisal (PEA) survey was undertaken in August 2017 following the Chartered Institute of Ecology and Environmental Management PEA (CIEEM) (2013) guidelines and standard Phase 1 Habitat Survey protocol (JNCC, 2010). The assessment concludes:

*“Bats*

*There are no buildings or trees onsite capable of supporting a bat roost.*

*The Site is likely to provide good foraging opportunities for a range of more*

*common bat species given the location near to the River Taff and presence of a number of nectar-rich plant species, which are attractive to invertebrates on which bats prey upon.*

*The development is unlikely to impact on the local bat populations' favourable conservation statuses, although in the absence of mitigation, there may be an impact on foraging opportunities.*

#### *Nesting birds*

*There are limited features which can be used by nesting birds, for example there is no dense scrub or suitable trees. The neutral grassland habitat type in a wider sense would offer good opportunities for some species of ground-nesting birds, however the small size of the parcel and high disturbance levels mean that the Site is sub-optimal for nesting bird species.*

*The development is unlikely to impact upon nesting birds as a result of nest loss, although as in paragraph 4.10 (bats) above, there may be an impact on foraging opportunities."*

*"Overall therefore, given the small scale of the development proposals and the scope of those proposed mitigation measures (buffer zones and on site monitoring), EDP considers that the scheme is capable of compliance with relevant planning policy for the conservation of the natural environment at all levels"*

In terms of other protected species, reptiles, amphibians, invertebrates and plants, the assessment states that they will not be affected by this proposal.

The Council's Ecology Officer has assessed the submitted report and raises no objection to the impact on ecological grounds, subject to the recommended condition above.

### 8.7.2 Trees

There are no trees within the site or adjoining trees that would be affected by this proposal. However, the tree officer has advised that the suggested landscaping requires alternative species but believes this can be delivered through an appropriately worded condition.

### 8.8 Impact upon community services

Concerns have been raised that the provision of 36 affordable residential units would create unacceptable strain upon local GP/dental surgery, and schools.

In terms of health provision, Policy C1 (community facilities) only seeks provision of new health facilities on strategic sites identified within the adopted plan (para 5.305). Paragraph 5.306 also acknowledges that on other significant sites there may need to be a provision for health care, significant is defined within the approved Planning Obligations SPG (para 9.2) as 500 or more dwellings. This application seeks permission for 36 units and as such falls below the policy threshold to provide extra health provision. In addition, the local GP Surgery has been notified of this application and has made no

comments.

In relation to schools, the council's school section has been consulted on this application and raises no objection. In addition the number of units falls below the criteria to trigger any S106 payments.

Provision has been agreed for funding towards community facilities at the old Church Rooms and Morganstown Community Hall, which is in line within the provision of the Planning Obligations SPG.

#### 8.9 Impact upon the drainage infrastructure

Officers note the concerns of residents over the ability of the drainage system to cope with the proposed demand from this development. However, the advice from the technical consultees on this matter: the Council's Drainage section and Welsh Water, are that there is not an objection in principle to the drainage system being able to meet the demand from this development. A condition has been imposed so that the technical issues of flows and access to the existing sewage network can be agreed.

#### Other matters not assessed above

##### 8.9.1 The Welsh Minister for Environment and Rural Affairs in her letter to Chief Planning Officer dated 23 February, 2017 advised the following:

*"The delivery of housing remains one of the highest priorities of this Government. It is essential for the planning system to facilitate the provision of additional housing through robust evidence based Local Development Plans (LDPs). We have an ambitious target of delivering 20,000 affordable homes over this term of Government. If we are to realise our ambition, it will be necessary to use all available policy levers to their full potential, including the planning system.*

*I reiterate all such applications should be assessed against relevant policy considerations, including the need to increase housing land supply and the principle of sustainable development.*

*The Welsh Government remains committed to increasing housing land supply by requiring Local Planning Authorities to give it considerable weight as a material consideration when dealing with planning applications for housing. However, this is subject to the development otherwise complying with development plan and national planning policies, as clearly set out in paragraph 6.2 of TAN 1.*

*This includes ensuring development proposals are well related to the existing settlement form and do not lead to unacceptable impacts on local economic, social and environmental infrastructure. The principles of sustainable development and the creation of cohesive communities, which forms the basis of the Welsh Government's planning policy, remains and should not be undermined by the need to increase housing land supply."*

The proposal meets this objective as set within the letter.

- 8.9.2 In terms of loss of house values, and views, para 3.1.4 of Planning Policy Wales (2016) states:

*“Factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability (see 4.2). The planning system does not exist to protect the private interests of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. When determining planning applications local planning authorities must take into account any relevant view on planning matters expressed by neighbouring occupiers, local residents and any other third parties. While the substance of local views must be considered, the duty is to decide each case on its planning merits.”*

Whilst these matters are of concern to nearby owners, they are not matters that can be considered through the planning process. The development is considered acceptable in respect of its likely environmental and amenity impact.

- 8.9.3 Any traffic disruption during the construction period will be temporary in nature and is a feature of all development proposals and not grounds for refusal. However, a condition has been imposed for a construction management plan to be submitted for approval to ensure construction activities are not unduly detrimental to amenity.
- 8.9.4 In terms of social infrastructure (i.e schools, doctors and dentist provision)  
The Education Authority has stated that the limited numbers of potential pupils from this development can be accommodated and have had regard to the number of children attending local schools from outside the catchment. The Council have notified the local doctors surgery for their comments and no objection has been received. The provision of a dental service is noted but is below the policy threshold for obligations of 500 dwellings, where such provision is not considered to be a material planning consideration in this instance.
- 8.9.5 The suggestion that 100% affordable housing on this site would result in negative consequences is not supported. The proposal is seen in the context of the area as a whole as well of the household types within the site. As such the proposal would support the creation of mixed communities.
- 8.9.6 The notion that this development would result in negative effects upon the existing community is again not supported. To suggest that future occupiers on this development would harm the existing community is without foundation and is considered an unreasonable ground to refuse this application.
- 8.9.6 Article 1 (Right to peaceful enjoyment of possessions and protection of property) of the Human Rights Act has been raised. Like Articles 6 (Right to a

fair and public trial) and 8 (Right to respect for private and family life) these rights are not absolute and are balanced against the public interest. Having regard to national requirements to promote sustainable development and taking into consideration that this application will provide 36 affordable housing units it is not considered that approval of this proposal would conflict with the Human Rights Act.

8.9.7 The granting of this consent would have considerable benefits through providing affordable homes in a development that would be of an appropriate density and is sympathetic to the character of the area.

8.9.8 A construction management condition has been imposed to ensure that the dust, noise and construction traffic does not result in an acceptable impact upon the residents.

8.9.10 Any damage to the existing road from the construction activities of the developer is a private matter between the owner of the roads and the developer.

## 9. **SECTION 106 AGREEMENT**

9.1 The following contribution requests have been made:

Parks – A contribution of **£63,706.00** is requested towards the provision of open space in the vicinity of the site ( this figure has taken account of the proposed on site public open space) .

Regeneration – A contribution of **£34,030.28** is requested towards the provision of community facilities in the vicinity of the site.

Limiting the use of the properties to affordable housing only

Having regard to the legal test set within Regulation 122 of Community Infrastructure Levy Regulation 2010 (as amended), the policy sets out in W/O circular 13/97 'Planning obligations' and the requirements outlined in Policy KP 7 (Planning Obligations) of the adopted Cardiff Local Plan. The requested contributions meet those requirements. The amounts are calculated using the formula contained within the Council's approved Planning Obligations SPG.

The triggers for payment and where the money will be spent will be agreed during the S106 process.

The agent has confirmed that the above mentioned contributions are acceptable to the applicant.

## 10. **CONCLUSION**

The proposal will utilise a brownfield site for affordable housing. The proposed siting, scale and design ensures that the development would accord with the character of the area without having a detrimental impact upon the existing residential properties.



Conditions have been imposed to control remediation matters and maintenance of the site. The conditions imposed meet the tests of valid conditions as outlined in national guidance.

11. **RECOMMENDATION**

The application is recommended for approval subject to the applicant signing a legal agreement and the imposed conditions.

12. Legal duties imposed on the Local Planning Authority

*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.

*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. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic

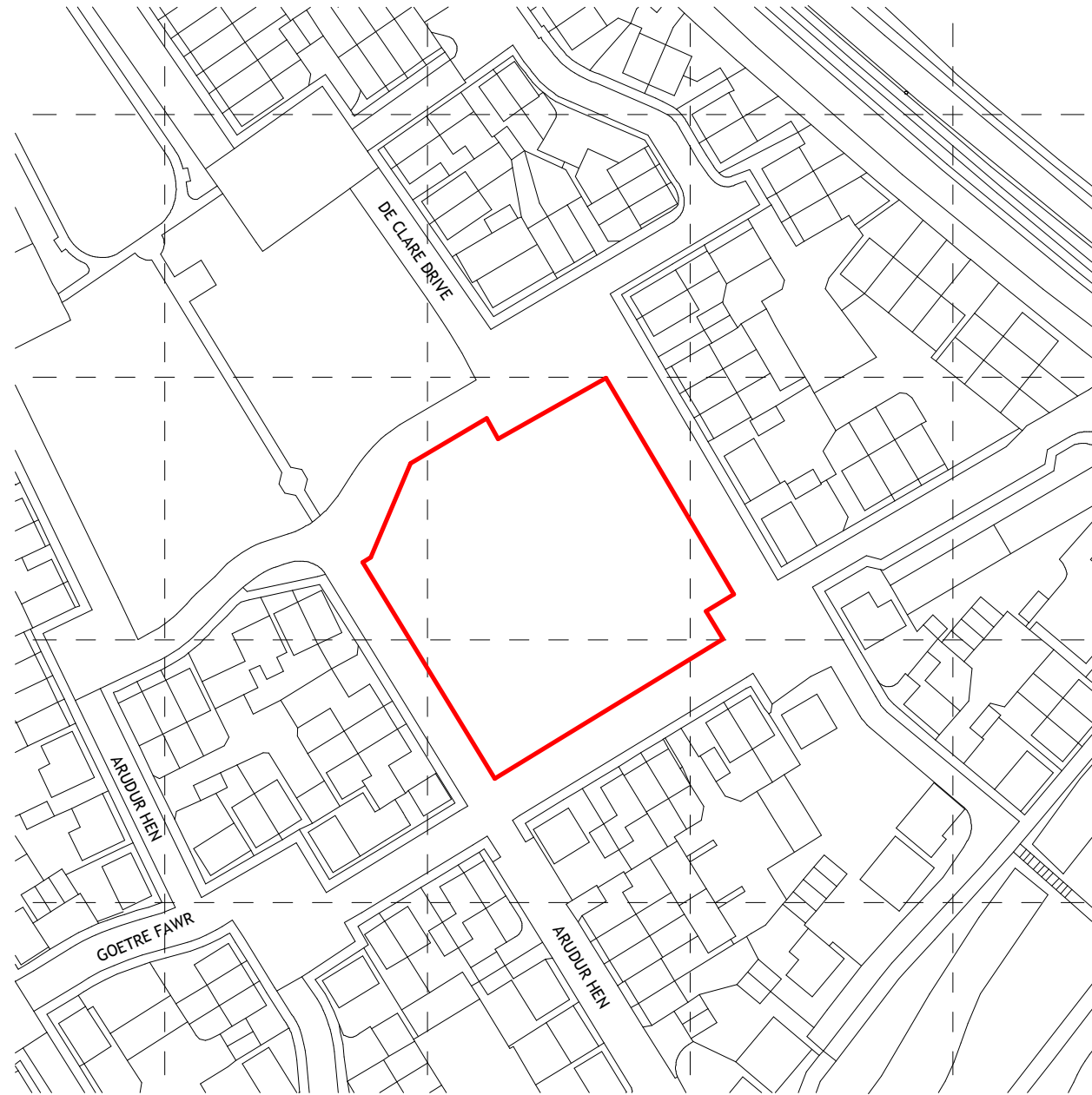
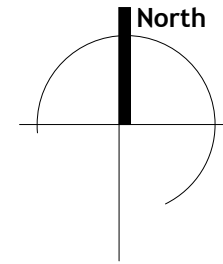
*Well-Being of Future Generations Act 2016* – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has 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 recommended decision.

*Environment (Wales) Act 2016*- Section 6(1) states a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions. It is considered that subject to conditions the proposal will maintain the biodiversity on site and therefore this duty has been considered.

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Rev | Revision | By | Date



Project:  
**RESIDENTIAL DEVELOPMENT:  
DE CLARE DRIVE, RADYR, CARDIFF**

Job Number: **L614**

Date: **08.11.17**

Drawn by: **PC**

Dwg No: **A110**

**SITE LOCATION PLAN**

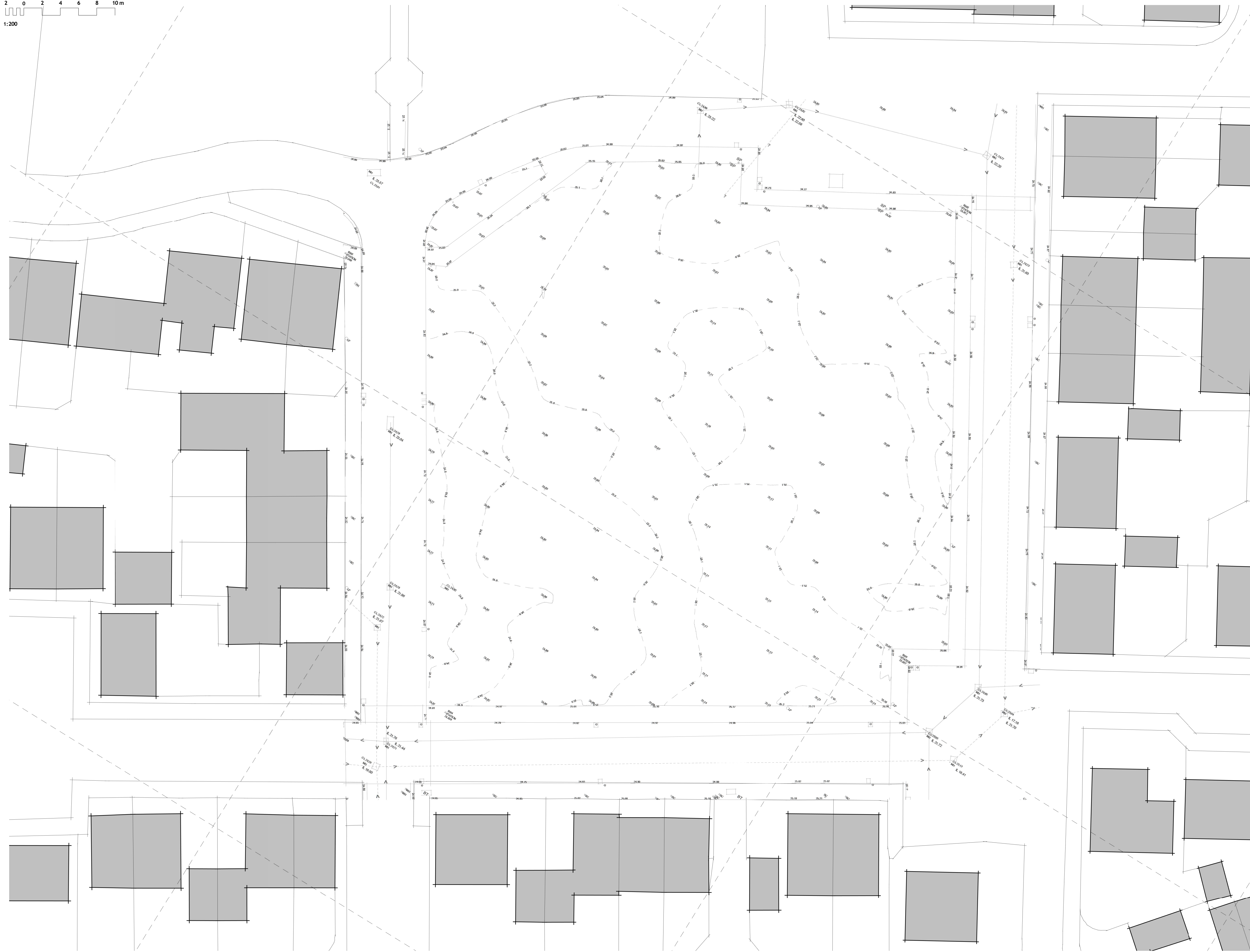
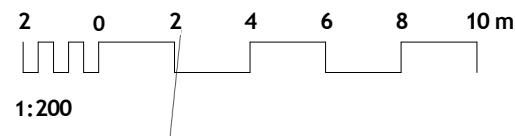
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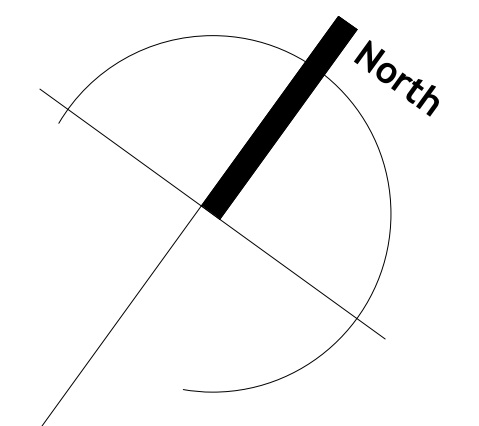
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**01** EXISTING SITE LAYOUT  
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Rev	Revision	By	Date

Client:  

**Hale**

Project:  
**RESIDENTIAL DEVELOPMENT:  
 DE CLARE DRIVE, RADYR, CARDIFF**

Job Number: **L614**

Date: **03.11.17**

Drawn by: **PC**

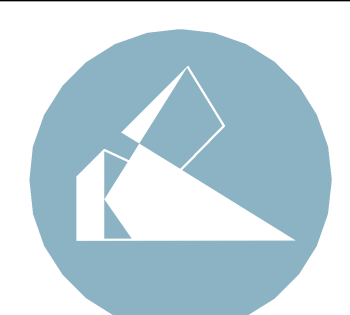
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**EXISTING SITE LAYOUT**

Revision:

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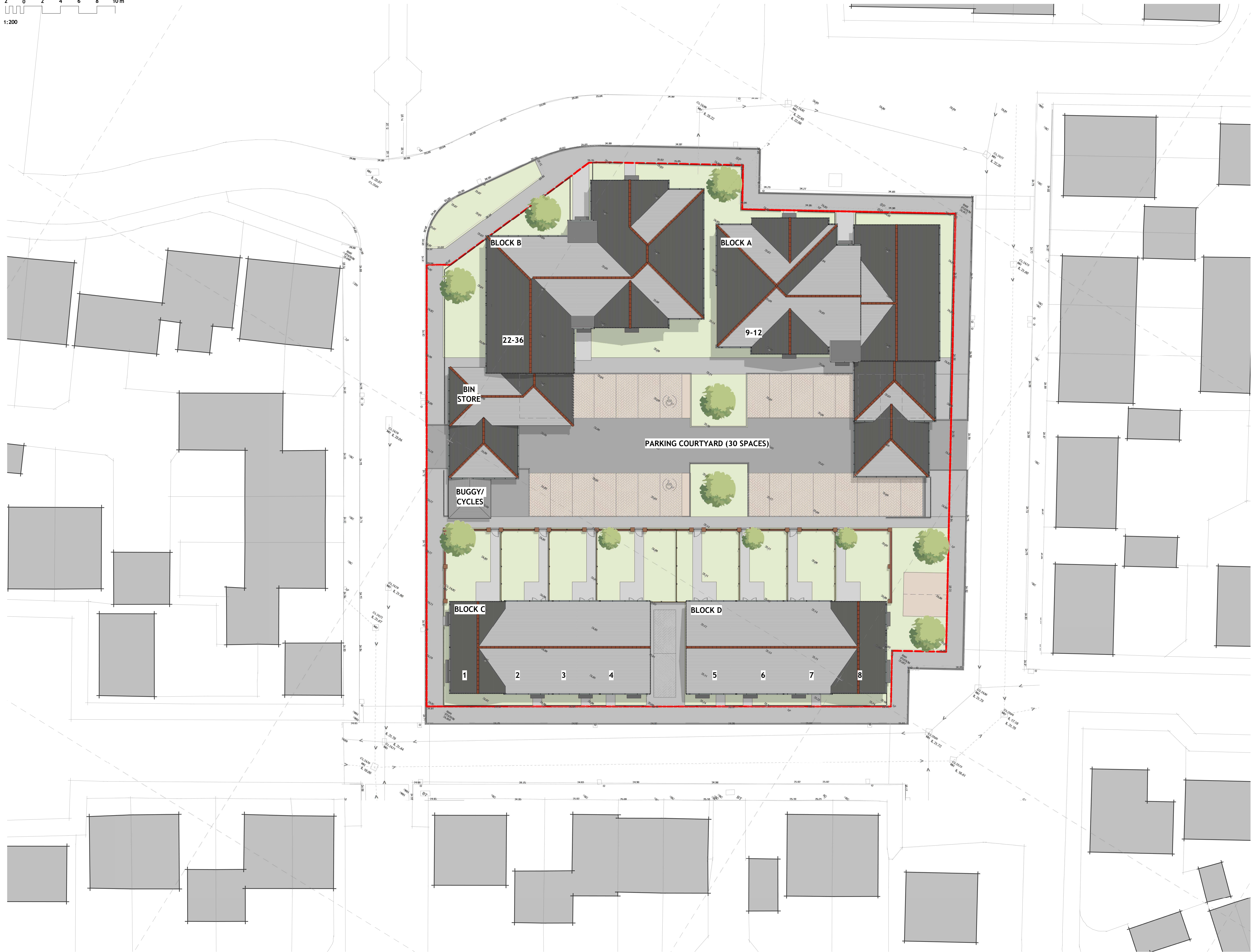
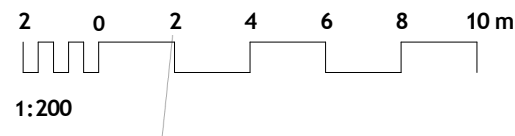
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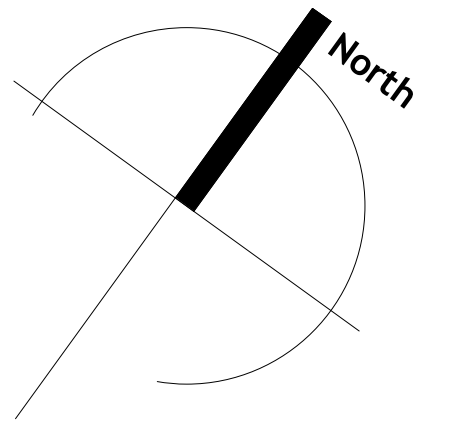
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Notes:  
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SCHEDULE OF ACCOMMODATION  
 4 X 2 BED PERSON ADAPTED FLATS (75M SQ)  
 18 X 1 BED 2 PERSON FLATS (48M SQ)  
 6 X 2 BED 3 PERSON FLATS (58M SQ)  
 8 X 3 BED 5 PERSON HOUSES (90M SQ)  
 TOTAL 36 UNITS  
 PARKING - TOTAL 34

Rev/Revision By Date



Project:  
**RESIDENTIAL DEVELOPMENT:  
DE CLARE DRIVE, RADYR, CARDIFF**

Job Number: **L614**

Date: **03.11.17**

Drawn by: **PC**

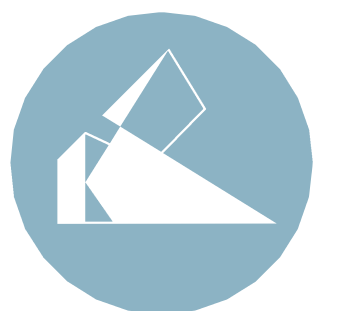
Dwg No: **A112**

**SITE LAYOUT**

Revision:

Scale: **1 : 200 @ A1**

Drawing Status:  
**PAC SUBMISSION**



**TONY KING  
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 www.tonykingarchitects.co.uk



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02 PARKING LAYOUT  
1 : 200

Rev/Revision By Date

Client:  


Project:  
**RESIDENTIAL DEVELOPMENT:  
DE CLARE DRIVE, RADYR, CARDIFF**

Job Number: L614

Date: 09.02.18

Drawn by: PC

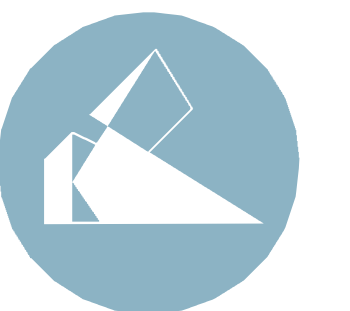
Dwg No: A129

**PARKING LAYOUT**

Revision:

Scale: 1 : 200 @ A1

Drawing Status:  
**PLANNING**



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**01** STREET ELEVATION 4  
1 : 250



**02** COURTYARD ELEVATION 1  
1 : 250



**03** COURTYARD ELEVATION 2  
1 : 250

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Rev | Revision | By | Date



Client:  
Project:  
**RESIDENTIAL DEVELOPMENT:  
DE CLARE DRIVE, RADYR, CARDIFF**

Job Number: L614

Date: 08.11.17

Drawn by: PC

Dwg No: A123

CONTEXT ELEVATIONS SHEET 2

Revision:

Scale: 1 : 250 @ A3

Drawing Status:  
**PAC SUBMISSION**



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**01** STREET ELEVATION 1  
1 : 250



**02** STREET ELEVATION 2  
1 : 250



**03** STREET ELEVATION 3  
1 : 250

Rev | Revision | By | Date



Client:  
**Project:**  
RESIDENTIAL DEVELOPMENT:  
DE CLARE DRIVE, RADYR, CARDIFF

Job Number: L614

Date: 08.11.17

Drawn by: PC

Dwg No: A122

CONTEXT ELEVATIONS SHEET 1

Revision:

Scale: 1 : 250 @ A3

Drawing Status:  
**PAC SUBMISSION**



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Rev	Revision	By	Date



Project:  
**RESIDENTIAL DEVELOPMENT:  
DE CLARE DRIVE, RADYR, CARDIFF**

Job Number: **L614**

Date: **08.11.17**

Drawn by: **PC**

Dwg No: **A124**

**AERIAL VIEW**

Revision:

Scale: **@ A3**

Drawing Status:  
**PAC SUBMISSION**



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Applications decided by Delegated Powers between 02/04/2018 and 30/04/2018

Total Count of Applications: 191

**ADAM**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00018/MJR	04/01/2018	Cardiff and Vale University Health Board	INSTALLATION OF DOUBLE GLAZED TIMBER WINDOWS TO BOARDED UP WINDOWS ON THE SOUTH ELEVATION OF BUILDING 10	CARDIFF ROYAL INFIRMARY, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0SZ	97	False	Permission be granted	11/04/2018

**BUTE**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00399/MJR	19/02/2018	Dowdeswell	RENEWAL OF 08/01222/C - INTERNAL AMENDMENTS ONLY. CONVERSION OF OFFICE SPACES ON THREE FLOORS INTO THREE SELF CONTAINED APARTMENTS OF ONE BEDROOM EACH	PERCH BUILDINGS, 20 WEST BUTE STREET, BUTETOWN, CARDIFF, CF10 5EP	53	True	Permission be granted	13/04/2018
18/00436/MJR	23/02/2018	BAPTL	EXTENSION TO HOTEL TO PROVIDE CAFE/BAR	TRAVELODGE CARDIFF, HEMINGWAY ROAD, ATLANTIC WHARF, CARDIFF, CF10 4JY	55	True	Permission be granted	19/04/2018
18/00746/MJR	29/03/2018	Cardiff Council	ALTERATIONS TO 16/02916/MJR - ALTERATION TO ROOF PITCH ON EXTERNAL CANOPY	PROPOSED PRIMARY SCHOOL, HAMADRYAD ROAD, BUTETOWN	14	True	Permission be granted	12/04/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/00387/MNR	19/02/2018	Bellavista Care Cardiff Ltd	SINGLE STOREY GROUND FLOOR EXTENSION TO RELOCATE KITCHEN AND EXTERNAL ALTERATIONS.	2 HARROWBY PLACE, BUTETOWN, CARDIFF, CF10 5GB	56	True	Permission be granted	16/04/2018
18/00415/MNR	21/02/2018	Cardiff Council	PROPOSED EXTERNAL ALTERATIONS AND INTERNAL REFURBISHMENT TO IMPROVE THE COMPLEX AND BRING IT UP TO MODERN STANDARDS, INCLUDING THE REPLACEMENT OF THE EXISTING CIRCULAR ENTRANCE DOOR, WITH A STANDARD GLAZED DOUBLE DOOR	NELSON HOUSE, LOUDOUN SQUARE, BUTETOWN, CARDIFF, CF10 5JF	56	True	Permission be granted	18/04/2018
18/00152/MNR	22/01/2018	Mitchells & Butlers	A PAIR OF NEW LANTERNS TO REPLACE THE EXISTING	ELI JENKINS, 7-8 BUTE CRESCENT, CARDIFF BAY, CARDIFF, CF10 5AN	88	False	Permission be granted	20/04/2018

#### CAER

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00477/DCH	01/03/2018	Thorley	PROPOSED PORCH AND UTILITY EXTENSION TO FRONT / SIDE ELEVATION & CHANGE EXISTING FLAT ROOF TO SLOPING ROOF.	179 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TB	34	True	Permission be granted	04/04/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>

18/00153/MJR	26/01/2018	United Welsh Housing Association	VARIATION OF CONDITION 2 OF 16/01838/MJR TO SUBSTITUTE THE APPROVED PLANS TO ALL SHOW 9 FLATS FROM 10	FORMER TRELAI LIBRARY, HEOL EBWY, CAERAU, CARDIFF, CF5 5EA	73	False	Permission be granted	09/04/2018
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THE FOLLOWING: "THE DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING APPROVED PLANS: (SK)200C (PROPOSED SITE LAYOUT), (SK)201C (PROPOSED FLOOR PLAN GROUND FLOOR), (SK)202C (PROPOSED FLOOR PLAN 1ST AND 2ND FLOOR), (SK) 203C (PROPOSED ELEVATION), (SK)204C (PROPOSED ELEVATION).

#### CANT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00540/DCH	20/03/2018	Davies	GROUND FLOOR REAR KITCHEN/DINING ROOM EXTENSION	34 HALSBURY ROAD, CANTON, CARDIFF, CF5 1FY	41	True	Permission be granted	30/04/2018
18/00665/DCH	21/03/2018	James	SINGLE STOREY REAR EXTENSION	3 MAYFIELD AVENUE, CANTON, CARDIFF, CF5 1AL	29	True	Permission be granted	19/04/2018

#### CATH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00376/DCH	15/02/2018	Richings	GROUND FLOOR REAR EXTENSION PLUS REAR DORMER LOFT CONVERSION AND VELUX TO FRONT ROOF TO EXISTING C4 HMO CREATING SIX BEDROOMS	180 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DJ	64	False	Permission be granted	20/04/2018

18/00453/DCH	23/02/2018	Marshfield Stores Ltd	FIRST FLOOR SIDE AND SINGLE STOREY FRONT EXTENSIONS	2 TREORKY STREET, CATHAYS, CARDIFF, CF24 4JP	56	True	Permission be granted	20/04/2018
18/00579/DCH	19/03/2018	Wolfson Capital Ltd	SINGLE STOREY AND FIRST FLOOR REAR EXTENSIONS WITH LOFT CONVERSION INCLUDING REAR DORMER	32 RICHARDS STREET, CATHAYS, CARDIFF, CF24 4DA	32	True	Permission be granted	20/04/2018
18/00452/DCH	28/02/2018	Marshfield Stores Ltd	CONSTRUCT A REAR DORMER FOR A LOFT CONVERSION	2 TREORKY STREET, CATHAYS, CARDIFF, CF24 4JP	34	True	Permission be granted	03/04/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00319/MJR	20/02/2018	Cardiff University	INSTALLATION OF AIR HANDLING EQUIPMENT TO THE ROOF OF THE ABERCONWAY BUILDING	ABERCONWAY BUILDING, CARDIFF UNIVERSITY, COLUM DRIVE, CATHAYS PARK, CARDIFF, CF10 3EU	55	True	Permission be granted	16/04/2018
17/01357/MJR	09/06/2017	PMG (CARDIFF) LTD	DISCHARGE OF CONDITIONS: 3 - METHODOLOGY OF DEMOLITION AND MAKING GOOD 4 - DEMOLITION/CONSTRUCTION MANAGEMENT PLAN 5 - DRAINAGE SCHEME 6 - SITE GASES 11 - ARCHITECTURAL DETAILING 12 - SAMPLES OF EXTERNAL FINISHES 17 - CYCLE STORAGE 20 - ACOUSTIC INSULATION TO HABITABLE ROOMS 23 - NOISE ASSESSMENT 24 - DETAILS OF SOUND INSULATION TO PARTY WALLS AND FLOORS 25 - EXTERNAL LIGHTING 26 - SCHEME OF HARD AND SOFT LANDSCAPING OF 16/01822/MJR	LEO ABSE & COHEN, 34-44 CHURCHILL WAY, CITY CENTRE, CARDIFF, CF10 2SS	321	False	Full Discharge of Condition	26/04/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00569/MNR	12/03/2018	DTB Design	GROUND FLOOR REAR EXTENSION CONVERSION OF REAR COACH HOUSE TO EXTEND GROUND FLOOR FLAT.	76 MAY STREET, CATHAYS, CARDIFF, CF24 4EY	42	True	Permission be granted	23/04/2018
18/00375/MNR	15/02/2018	Snary	RETENTION OF CONVERSION FROM C4 HOUSE IN MULTIPLE OCCUPATION TO 7 BED SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	60 BRITHDIR STREET, CATHAYS, CARDIFF, CF24 4LF	47	True	Permission be granted	03/04/2018
18/00402/MNR	20/02/2018	Trusteesof MCF, Cardiff Estate Unit Trust	CHANGE OF USE TO A3	3-7 DUKE STREET ARCADE, CITY CENTRE, CARDIFF, CF10 1AZ	42	True	Permission be granted	03/04/2018
18/00161/MNR	31/01/2018	Ogbonna	GROUND & FIRST FLOOR REAR EXTENSION AND CONVERSION FROM THREE TO FOUR FLATS	28 COLUM ROAD, CATHAYS PARK, CARDIFF, CF10 3EG	63	False	Permission be granted	04/04/2018
18/00190/MNR	26/01/2018	Vidler	To complete the dwelling permitted under planning permission ref 07/02114/C dated 7th November 2007 in accordance with the approved plans, as amended by minor amendment approval granted on 28th February 2012.	REAR OF 118, RHYMNEY STREET, CATHAYS	84	False	Planning Permission be refused	20/04/2018
18/00439/MNR	28/02/2018	Lim	GROUND AND FIRST FLOOR REAR EXTENSION TO EXISTING SHOP, AND FLAT ROOF COVERING TO EXTERNAL GROUND & FIRST FLOOR AREAS AT THE REAR	84-90 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NP	49	True	Permission be granted	18/04/2018
18/00377/MNR	15/02/2018	Cable	CHANGE OF USE FROM A HOUSE IN MULTIPLE OCCUPATION (C4) TO AN EIGHT PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS), GROUND AND FIRST FLOOR REAR EXTENSION, REAR DORMER ROOF EXTENSION, INSERTION OF ROOF LIGHT TO THE FRONT ROOF PLANE AND ASSOCIATED INTERNAL ALTERATIONS	133 WYEVERNE ROAD, CATHAYS, CARDIFF, CF24 4BJ	61	False	Permission be granted	17/04/2018

18/00379/MNR	15/02/2018	James	CHANGE OF USE FROM A HOUSE IN MULTIPLE OCCUPATION (C4) TO AN EIGHT PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS), SINGLE STOREY REAR EXTENSION, REAR DORMER ROOF EXTENSION, INSERTION OF ROOF LIGHT TO THE FRONT ROOF PLANE AND ASSOCIATED INTERNAL ALTERATIONS.	131 WYEVEERNE ROAD, CATHAYS, CARDIFF, CF24 4BJ	61	False	Permission be granted	17/04/2018
18/00323/MNR	09/02/2018	Abdulla	RETENTION OF THE CHANGE OF USE FROM C4 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION TO 7 BED SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	60 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	67	False	Permission be granted	17/04/2018
A/18/00044/MNR	20/04/2018	Virgin Money plc	NEW LED SIGN IN FANLIGHT ON VICTORIA PLACE ELEVATION AND THREE NON ILLUMINATED SIGNS TO GLASS SCREENED HANDRAIL ON WALKWAY AT WORKING STREET ELEVATION - 18-19 TRINITY STREET, CARDIFF, CF10 1BH	18-19 TRINITY STREET, CITY CENTRE, CARDIFF, CF10 1BH	6	True	Permission be granted	26/04/2018
A/18/00016/MNR	06/03/2018	Knight	1 X FASCIA SIGN AND 1 X HANGING SIGN	90 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DW	31	True	Permission be granted	06/04/2018
A/18/00023/MNR	22/03/2018	Hutchinson	SIGNAGE	SPAR, STATION TERRACE, CITY CENTRE, CARDIFF, CF10 2FY	18	True	Permission be granted	09/04/2018
A/18/00017/MNR	21/03/2018	Tobin	SIGNAGE	SECOND FLOOR, 26-27 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1AB	15	True	Permission be granted	05/04/2018
18/00638/MNR	16/03/2018	Escape Rooms Cardiff	CHANGE OF USE OF GROUND AND BASEMENT FLOORS FROM FOOD AND DRINK (A3) TO RECREATIONAL USE (D2)	119 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DY	34	True	Permission be granted	19/04/2018
18/00615/MNR	20/03/2018	NewRiver Retail (Cardiff) Limited	CHANGE OF USE TO MIXED CLASS A1/A3 (SUI GENERIS) BAKERY AND CAFE	UNIT 24, CAPITOL ARCADE, CITY CENTRE, CARDIFF, CF10 2HQ	30	True	Permission be granted	19/04/2018

A/18/00019/MNR	20/03/2018	NewRiver Retail (Cardiff ) Limited	1 X FASCIA (SHOPFRONT) AND 2 X OTHER (WINDOW VINYL) SIGNS	UNIT 24, CAPITOL ARCADE, CITY CENTRE, CARDIFF, CF10 2HQ	30	True	Permission be granted	19/04/2018
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## CRE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00250/DCH	01/02/2018	Morrison	SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL LIVING & UTILITY AREAS	2 THE GROVE, CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	84	False	Permission be granted	26/04/2018
18/00617/DCH	15/03/2018	Richardson	ERECTION OF LARCH CLAD GARDEN ROOM	1 ST FAGANS DRIVE, ST FAGANS, CARDIFF, CF5 6EF	41	True	Permission be granted	25/04/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00162/MNR	23/01/2018	Davidson	CHANGE OF USE OF APPROXIMATELY 150m <sup>2</sup> OF AGRICULTURAL LAND TO DOMESTIC GARDEN	TY GWYN, 50 CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	94	False	Planning Permission be refused	27/04/2018
18/00077/MNR	16/01/2018	williams	CHANGE OF USE TO CATEGORY D1 TO PROVIDE DAY CARE TO CHILDREN	FORMER 30 MINUTE WORKOUT LTD, RHYDLAFAR DRIVE, ST FAGANS, CARDIFF, CF5 6HU	91	False	Permission be granted	17/04/2018
18/00219/MNR	05/02/2018	St Fagans National Museum of History	ERECTION OF A 7M X 4M SINGLE STOREY TOILET BLOCK OF BLOCK-WORK WALLS FACED WITH STONE AND AN OAK SHINGLE ROOF. ALONG WITH THE ERECTION OF A SMALL BUILDING TO DISGUISE AN AIR-SOURCE HEAT-PUMP TO SUPPLY UNDER-FLOOR HEATING. BOTH DESIGNED TO LOOK LIKE 13TH CENTURY BUILDINGS	MUSEUM OF WELSH LIFE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6XB	58	False	Permission be granted	04/04/2018

**CYNC**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00173/DCH	24/01/2018	Riley	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	52 OGWEN DRIVE, LAKESIDE, CARDIFF, CF23 6LL	72	False	Permission be granted	06/04/2018
18/00405/DCH	20/02/2018	Shakoor	TWO-STOREY SIDE AND FRONT EXTENSION TO EXISTING BUNGALOW AND ASSOCIATED WORKS	60 THREE ARCHES AVENUE, CYNCOED, CARDIFF, CF14 0NW	56	True	Planning Permission be refused	17/04/2018
18/00426/DCH	26/02/2018	Butler	KITCHEN EXTENSION AND ATTACHED LEAN-TO GARAGE	4 WOODVALE AVENUE, CYNCOED, CARDIFF, CF23 6SQ	51	True	Permission be granted	18/04/2018
18/00549/DCH	12/03/2018	BENNETT	CAR PORT AT REAR OF PROPERTY	55 LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6EE	49	True	Permission be granted	30/04/2018
18/00461/DCH	06/03/2018	Thomas	GABLE END BUILD-UPS, CONSTRUCTION OF A REAR DORMER ROOF EXTENSION AND INSERTION OF ROOFLIGHTS TO FRONT AND REAR ELEVATIONS TO FORM LOFT CONVERSION	2 CELYN GROVE, CYNCOED, CARDIFF, CF23 6SH	31	True	Permission be granted	06/04/2018
18/00480/DCH	07/03/2018	Ball	NEW TWO STOREY PROJECTED BAY TO LOUNGE AND MASTER BEDROOM TO THE REAR ELEVATION TO GARDEN	30 LLANGORSE ROAD, CYNCOED, CARDIFF, CF23 6PG	35	True	Permission be granted	11/04/2018
18/00522/DCH	07/03/2018	Campbell	SIDE FACING DORMER AT FIRST FLOOR ROOF LEVEL	41 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PX	35	True	Permission be granted	11/04/2018
18/00519/DCH	14/03/2018	Grace	CONSERVATORY FEATURING A LIVIN SOLID ROOF	3 DUFFRYN AVENUE, LAKESIDE, CARDIFF, CF23 6LE	36	True	Permission be granted	19/04/2018



18/00561/DCH	16/03/2018	McCarthy	REAR ELEVATION 'GLASS BOX' EXTENSION TO EXISTING KITCHEN.	THE PADDOCK, 20A LLANDENNIS AVENUE, CYNCOED, CARDIFF, CF23 6JG	35	True	Permission be granted	20/04/2018
18/00616/DCH	15/03/2018	Jenkins	NEW ORANAGERY TO REAR OF PROPERTY. CONVERSION OF EXISTING GARAGE (INTEGRAL) TO FORM NEW STUDY/OFFICE	42 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PT	40	True	Permission be granted	24/04/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/00381/MNR	15/02/2018	Hann	ERECTION OF A DORMER BUNGALOW TO REAR AND ALTERATIONS TO EXISTING DWELLING	38 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QT	53	True	Planning Permission be refused	09/04/2018
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#### ELY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/00243/DCH	14/02/2018	Amin	PROPOSED REAR EXTENSION, ATTIC AND FRONT EXTENSION	33 GRAND AVENUE, ELY, CARDIFF, CF5 4GJ	54	True	Permission be granted	09/04/2018
18/00567/DCH	13/03/2018	Hiatt	PROPOSED EXTENSION TO SIDE OF HOUSE TO REPLACE EXISTING CAR PORT	16 COED ARHYD, ELY, CARDIFF, CF5 4TZ	41	True	Permission be granted	23/04/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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17/02812/MNR	21/11/2017	Ely Court Care Ltd	REPLACEMENT OF EXISTING ROOF OF MODERN WING WITH ATTIC STYLE ROOF TO PROVIDE ADDITIONAL BEDROOMS	THE COURT NURSING HOME, CWRT Y CADNO, ST FAGANS, CARDIFF, CF5 6XD	140	False	Permission be granted	10/04/2018
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**FAIR**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00393/DCH	19/02/2018	Glover & Young	REAR SINGLE STOREY EXTENSION + INTERNAL ALTERATIONS	51 LLANBEDR ROAD, FAIRWATER, CARDIFF, CF5 3BU	56	True	Permission be granted	16/04/2018
18/00331/DCH	21/02/2018	O'Sullivan	DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION, REPLACE WITH TWO STOREY SIDE EXTENSION AND NEW SINGLE STOREY EXTENSION TO FRONT	17 CEDAR GROVE, PENTREBANE, CARDIFF, CF5 3RR	68	False	Permission be granted	30/04/2018
18/00585/DCH	13/03/2018	Azzopardi	SINGLE STOREY EXTENSION	62 BWLCH ROAD, FAIRWATER, CARDIFF, CF5 3BZ	29	True	Permission be granted	11/04/2018

**GABA**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/02574/DCH	07/03/2018	Lincez	PROPOSED REAR OUT-BUILDING	124 CLODIEN AVENUE, GABALFA, CARDIFF, CF14 3NQ	48	True	Permission be granted	24/04/2018
18/00750/DCH	09/04/2018	Grohmann	ADDITIONAL WINDOW IN THE SIDE ELEVATION	8 BANASTRE AVENUE, GABALFA, CARDIFF, CF14 3NR	18	True	Permission be granted	27/04/2018
18/00653/DCH	22/03/2018	Morris	ADDITION OF SINGLE-STOREY 'CADIZ' RETRACTABLE PERGOLA AWNING TO REAR ELEVATION OF PROPERTY.	11 INGLEFIELD AVENUE, GABALFA, CARDIFF, CF14 3PY	32	True	Permission be granted	23/04/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00544/MNR	12/03/2018	Strathclyde Pension Fund	EXTERNAL ALTERATIONS TO THE UNIT COMPRISING NEW SHOPFRONT, NEW TROLLEY BAY, ENTRANCE CANOPY, EXTENSION TO THE REAR OF THE PROPERTY TO FACILITATE A NEW SCISSOR LIFT AND DELIVERY POD AS WELL AS RECONFIGURATION OF CAR PARKING SPACES	UNIT B, EXCELSIOR INDUSTRIAL ESTATE, BATCHELOR ROAD, GABALFA, CARDIFF, CF14 3AX	43	True	Permission be granted	24/04/2018
18/00545/MNR	12/03/2018	Strathclyde Pension Fund	INSTALLATION OF NEW PLANT TO REAR OF PROPERTY	UNIT B, EXCELSIOR INDUSTRIAL ESTATE, BATCHELOR ROAD, GABALFA, CARDIFF, CF14 3AX	43	True	Permission be granted	24/04/2018
17/03097/MNR	09/03/2018	Dewsberry	GROUND FLOOR REAR EXTENSION, REAR DORMER AND CONVERSION TO 4 FLATS	330 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NG	42	True	Permission be granted	20/04/2018
18/00432/MNR	22/02/2018	Coates	ESTABLISH USE AS 2 FLATS	187 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3JR	56	True	Permission be granted	19/04/2018
18/00626/MNR	16/03/2018	Akram	TAKE DOWN REAR GARAGE + CONVERSION OF THE PROPERTY INTO TWO SELF CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH REAR DORMER AND CHANGE SIDE ROOF TO A GABLE END WITH CROSS OVER TO FRONT PAVEMENT TO CREATE CAR PARKING IN FRONT OF PROPERTY.	65 MYNACHDY ROAD, MYNACHDY, CARDIFF, CF14 3DX	35	True	Permission be granted	20/04/2018

## GRAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/00475/DCH	28/02/2018	Haque	PROPOSED SIDE EXTENSION TO FORM KITCHEN AND SINGLE STOREY REAR EXTENSION TO FORM UTILITY AND CLOAK ROOMS	7 BLAISE PLACE, LECKWITH, CARDIFF, CF11 6JR	51	True	Permission be granted	20/04/2018
18/00623/DCH	22/03/2018	Sims	PROPOSED REAR FACING DORMER TO EXISTING LOFT CONVERSION	43 MARDY STREET, GRANGETOWN, CARDIFF, CF11 6QU	29	True	Permission be granted	20/04/2018
18/00438/DCH	28/02/2018	Norton	TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS	91 SOUTH CLIVE STREET, GRANGETOWN, CARDIFF, CF11 7EH	40	True	Permission be granted	09/04/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00614/MNR	16/03/2018	The Marine & Property Group Ltd	AMENDMENTS TO 16/02951/MNR - PROPOSED ELEVATIONS	CARDIFF MARINE VILLAGE, PENARTH ROAD, LECKWITH, CARDIFF, CF11 8TU	18	True	Permission be granted	03/04/2018
A/18/00024/MNR	20/03/2018	Lexus Cardiff	INSTALLATION OF NEW BRAND SIGNAGE	LEXUS, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	37	True	Permission be granted	26/04/2018

## HEAT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/02990/DCH	22/12/2017	Mallet	RETENTION OF TWO STOREY DETACHED OUTBUILDING AND REAR EXTERNAL STAIRCASE TO BE USED AS GRANNY ANNEX ON GROUND FLOOR AND STORE ON FIRST FLOOR	REAR OF 330 NORTH ROAD, BIRCHGROVE, CARDIFF, CF14 3BP	125	False	Planning Permission be refused	26/04/2018

18/00344/DCH	13/02/2018	Rahman	SINGLE STOREY REAR EXTENSION WHICH ATTACHES TO GARAGE CONVERSION. ERECT SINGLE STOREY PORCH TO FRONT ELEVATION AND CHANGE DOOR POSITION AND HIP TO GABLE LOFT CONVERSION	214 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4ER	70	False	Permission be granted	24/04/2018
18/00339/DCH	16/02/2018	Crawford	SINGLE STOREY REAR EXTENSION	5 ST DENIS ROAD, HEATH, CARDIFF, CF14 4NA	48	True	Permission be granted	05/04/2018
18/00311/DCH	09/02/2018	POWELL	PROPOSED SINGLE STOREY SIDE / REAR EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM	50 TY-WERN ROAD, RHIWBINA, CARDIFF, CF14 4SF	70	False	Permission be granted	20/04/2018
18/00485/DCH	06/03/2018	Schuchardt	PARTIAL DEMOLITION OF GARAGE. SINGLE STOREY SIDE/REAR EXTENSION. LOFT CONVERSION WITH DORMERS	90 KING GEORGE V DRIVE NORTH, HEATH, CARDIFF, CF14 4EG	42	True	Permission be granted	17/04/2018
18/00820/DCH	09/04/2018	Davies	MINOR ADJUSTMENTS TO FLOOR PLAN AND ROOFING WORKS	8 ST BENEDICT CRESCENT, HEATH, CARDIFF, CF14 4DQ	11	True	Permission be granted	20/04/2018
18/00413/DCH	27/02/2018	Potdar	SINGLE STOREY SIDE EXTENSION, CONVERSION OF EXISTING GARAGE TO KITCHEN AND INSTALLATION OF ROOFLIGHTS TO THE FRONT, REAR AND SIDE ROOF ELEVATIONS	36 TY'N-Y-PARC ROAD, WHITCHURCH, CARDIFF, CF14 6BP	35	True	Permission be granted	03/04/2018
18/00572/DCH	19/03/2018		THE DORMER IS SET BACK MIN 300MM IN EXCESS OF SET BACK REQUIRED AS PD RIGHTS AND THE ROOF IS LOWER THAN THE RIDGE. EXTERNAL MATERIALS TO MATCH EXISTING.	4 LON-Y-PARC, WHITCHURCH, CARDIFF, CF14 6DF	29	True	Planning Permission be refused	17/04/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00433/MNR	22/02/2018	Coates	ESTABLISH USE FOR 2 FLATS	334 NORTH ROAD, BIRCHGROVE, CARDIFF, CF14 3BP	41	True	Permission be granted	04/04/2018

**LISV**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00330/DCH	09/02/2018	Phillips	REINFORCEMENT OF BEDROOM FLOOR/DINING ROOM CEILING BY MEANS OF INSERTION OF TWO OAK BEAMS AT RIGHT ANGLES TO EXISTING (OVERSPANNED) JOISTS TO INCLUDE REMOVAL OF ASBESTOS CEILING(c1947) AND REPLACE WITH SKIMMED PLASTERBOARD	HILL FARM, CAPEL GWILYM ROAD, LISVANE, CARDIFF, CF14 9UB	56	True	Permission be granted	06/04/2018
17/02249/DCH	15/09/2017	GROPETIS	CONVERT EXISTING STABLES AND OUTBUILDINGS INTO GRANNY ANNEXE, SINGLE STOREY EXTENSIONS AND ALTERATIONS	CHANNEL VIEW FARM, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	200	False	Planning Permission be refused	03/04/2018
18/00329/DCH	09/02/2018	Phillips	CREATION OF A NEW WINDOW IN REAR WALL OF PROPERTY TO PROVIDE SOURCE OF NATURAL LIGHT TO UTILITY ROOM	HILL FARM, CAPEL GWILYM ROAD, LISVANE, CARDIFF, CF14 9UB	70	False	Permission be granted	20/04/2018
18/00450/DCH	23/02/2018	HOBSON	TWO STOREY SIDE EXTENSION SINGLE STOREY REAR EXTENSION AND PORCH EXTENSION	1 ROWAN WAY, LISVANE, CARDIFF, CF14 0TB	56	True	Permission be granted	20/04/2018
18/00449/DCH	23/02/2018	IACONO	SINGLE STOREY REAR EXTENSION AND NEW PORCH TO FRONT	39 MILL ROAD, LISVANE, CARDIFF, CF14 0XH	40	True	Permission be granted	04/04/2018
18/00629/DCH	16/03/2018	Valencia	REAR EXTENSION AND EXTENSION OVER GARAGE	10 CROFTA, LISVANE, CARDIFF, CF14 0EW	34	True	Permission be granted	19/04/2018

**LLAN**

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18/00350/DCH	13/02/2018	wright	SINGLE STOREY REAR EXTENSION	15 MOSTYN SQUARE, LLANISHEN, CARDIFF, CF14 5FE	49	True	Permission be granted	03/04/2018
18/00465/DCH	26/02/2018	Popple	HIP TO GABLE LOFT CONVERSION WITH REAR DORMER	77 JOHNSTON ROAD, LLANISHEN, CARDIFF, CF14 5HH	39	True	Permission be granted	06/04/2018

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A/18/00015/MNR	27/02/2018	Cardiff Council	NON ILLUMINATED WALL MOUNTED SIGN. BUILT UP FLAT FACED RESCALED STAINLESS STEEL ; WET SPRAYED RAL COLOUR TO MATCH EXISTING HYB SIGN TO FRONT OF BUILDING	LLANISHEN POLICE STATION, STATION ROAD, LLANISHEN, CARDIFF, CF14 5LS	56	True	Permission be granted	24/04/2018

#### LLDF

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00552/DCH	09/03/2018	Owen	SINGLE STOREY REAR EXTENSION IN PLACE OF WORKSHOP	156 PENCISELY ROAD, LLANDAFF, CARDIFF, CF5 1DP	46	True	Permission be granted	24/04/2018
18/00598/DCH	13/03/2018	Barry	PROPOSED SIDE PITCH DORMER.	72 PENCISELY ROAD, LLANDAFF, CARDIFF, CF5 1DH	41	True	Permission be granted	23/04/2018
18/00502/DCH	07/03/2018	Jolley	CONSTRUCT A FLAT AND PITCHED ROOFED EXTENSION AND A PORCH IN PLACE OF AN EXISTING FLAT ROOF EXTENSION AND PORCH	3 BISHOPS' CLOSE, LLANDAFF, CARDIFF, CF5 2HF	48	True	Permission be granted	24/04/2018
18/00560/DCH	09/03/2018	WONG	DEMOLISH EXISTING SINGLE STOREY ANNEX. CONSTRUCTION OF BASEMENT EXTENSION, 2 STOREY REAR EXTENSION, REAR DORMER AND INTERNAL ALTERATIONS	52 BRIDGE STREET, LLANDAFF, CARDIFF, CF5 2EN	52	True	Planning Permission be refused	30/04/2018

18/00390/DCH	16/02/2018	Webster	REPLACEMENT OF EXISTING SASH WINDOWS WITH NEW TRIPLE GLAZED WINDOWS. COLOURED GLASS FAN LIGHTS RESTORED AND RETAINED.	BISHOPS GATE, 130 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2AJ	56	True	Permission be granted	13/04/2018
18/00357/DCH	14/02/2018	Shearer	PROPOSED DOUBLE STOREY SIDE & SINGLE STOREY FRONT AND REAR EXTENSIONS.	22 MYLO-GRIFFITHS CLOSE, DANESCOURT, CARDIFF, CF5 2RQ	56	True	Permission be granted	11/04/2018
18/00400/DCH	26/02/2018	Williams & Mathias	IMPROVEMENTS AND ALTERATIONS TO DWELLINGHOUSE CONSISTING OF - ALTERATIONS TO THE FRONT ELEVATION. ALTERATIONS TO THE ROOF/LOFT SPACE INCLUDING ADAPTATION OF HIPPED ROOF ON REAR WING TO SEMI GABLE WITH GLAZED SCREEN AND BALCONY, DORMER, ROOFLIGHTS AND TERRACE. EXTERNAL ALTERATIONS AND EXTERNAL WORKS.	MANY TREES, 15 BRUTON PLACE, LLANDAFF, CARDIFF, CF5 2ER	50	True	Permission be granted	17/04/2018

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18/00533/MNR	05/03/2018	Accomplish Group	CHANGE OF USE FROM C3 TO C2 RESIDENTIAL USE WITH PROPOSED SINGLE STOREY REAR MEETING ROOM EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS	COLLEGE FIELDS, 413 WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2BD	56	True	Permission be granted	30/04/2018

#### LLDN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00356/DCH	27/02/2018	Raghavan	PROPOSED DOUBLE STOREY SIDE & SINGLE STOREY REAR EXTENSION. FRONT PORCH EXTENSION.	12 ABERTEIFI CLOSE, GABALFA, CARDIFF, CF14 2RZ	51	True	Permission be granted	19/04/2018



18/00113/DCH	23/01/2018	Linney	REPLACEMENT GARAGE ROOF AND CONVERSION TO USE AS AN ANNEXE TO MAIN HOUSE	112A RIVER VIEW, GABALFA, CARDIFF, CF14 2QH	70	False	Permission be granted	03/04/2018
18/00539/DCH	07/03/2018	Wooding/Sims/Lewis	GROUND & TWO STOREY REAR EXTENSION	4 COLWINSTONE STREET, LLANDAFF NORTH, CARDIFF, CF14 2LD	33	True	Permission be granted	09/04/2018

#### LLRU

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00717/DCH	26/03/2018	Palfrey	SINGLE STOREY LEAN TO ROOF REAR / SIDE EXTENSION TO ENLARGE EXISTING DINING ROOM AND KITCHEN.	50 CRANLEIGH RISE, LLANRUMNEY, CARDIFF, CF3 4AP	30	True	Permission be granted	25/04/2018

#### PENT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00296/DCH	08/02/2018	Grant	TWO STOREY SIDE EXTENSION	69 PANT GLAS, PENTWYN, CARDIFF, CF23 7EW	55	True	Permission be granted	04/04/2018
18/00534/DCH	07/03/2018	Cook	SINGLE STOREY SIDE EXTENSION	36 WELLWOOD, LLANEDEYRN, CARDIFF, CF23 9JQ	33	True	Permission be granted	09/04/2018

#### PENY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/00325/DCH	26/02/2018	Peters	PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION	5 LLWYN-Y-GRANT ROAD, PENYLAN, CARDIFF, CF23 9ES	50	True	Permission be granted	17/04/2018
18/00548/DCH	08/03/2018	Atta	SINGLE STOREY REAR KITCHEN EXTENSION	2 FFORDD CWELLYN, PENYLAN, CARDIFF, CF23 5NB	43	True	Permission be granted	20/04/2018
18/00508/DCH	05/03/2018	Goddard	REPLACEMENT OF ORIGINAL WOODEN, SINGLE GLAZED SASHES IN 2 X 4 WINDOW BAYS (GROUND AND FIRST FLOOR) AND 2 X 2 ARCHED WINDOWS ON FIRST AND SECOND FLOORS WITH WOODEN, DOUBLE GLAZED SASHES TO THE SAME DESIGN	65 WESTVILLE ROAD, PENYLAN, CARDIFF, CF23 5DF	52	True	Permission be granted	26/04/2018
18/00573/DCH	12/03/2018	Khan	THE DORMER IS SET BACK 300MM IN EXCESS OF SET BACK REQUIRED AS PD RIGHTS AND THE ROOF IS LOWER THAN THE RIDGE. EXTERNAL MATERIALS TO MATCH EXISTING. AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE.	81 MARLBOROUGH ROAD, ROATH, CARDIFF, CF23 5BW	29	True	Permission be granted	10/04/2018
18/00620/DCH	15/03/2018	Room	ALTERATIONS TO 17/01799/DCH - CHANGE FLAT ROOF TO PITCH TO MATCH PART OF EXISTING ROOF SLOPE	20 MELROSE AVENUE, PENYLAN, CARDIFF, CF23 9AR	26	True	Permission be granted	10/04/2018
18/00512/DCH	07/03/2018	Bevan-Jones	CONSTRUCTION OF A REAR DORMER ROOF EXTENSION AND INSERTION OF ROOFLIGHTS TO THE FRONT ELEVATION	36 DERI ROAD, PENYLAN, CARDIFF, CF23 5AJ	29	True	Permission be granted	05/04/2018
18/00780/DCH	03/04/2018	Green	ALTERATIONS TO 14/02252/DCH - AMEND THE FRONT WINDOWS SIZE AND STYLE IN THE EXTENSION INSERT STONE BAND AT FIRST FLOOR LEVEL ON THE FRONT AND SIDE ELEVATION OF THE EXTENSION, TO MATCH EXISTING, AND CHANGE THE MATERIAL FROM BRICK TO RENDERED MASONRY ABOVE THE STONE BAND. MOVE THE SIDE WINDOW	39 SOUTHCOURT ROAD, PENYLAN, CARDIFF, CF23 9DB	15	True	Permission be granted	18/04/2018

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18/00744/MJR	29/03/2018	Cardiff Council	ALTERATIONS TO 16/02710/MJR - ALTERATION TO ROOF PITCH ON EXTERNAL CANOPY	HOWARDIAN PRIMARY SCHOOL, HAMMOND WAY, PENYLAN, CARDIFF, CF23 9NB	14	True	Permission be granted	12/04/2018

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18/00389/MNR	22/02/2018	WATKINS	PART CHANGE OF USE FROM B8 TO SUI GENERIS TO EXTEND EXISTING DOG GROOMING & SPA USE	BOW WOW BOUTIQUE, NUMBER 9, IPSWICH ROAD, PENYLAN, CARDIFF, CF23 9XX	53	True	Permission be granted	16/04/2018
18/00459/MNR	26/02/2018	Whitbread Group PLC	MINOR EXTERNAL ALTERATIONS INCLUDING ROOF TOP PLANT SCREENS AND ROOF ACCESS, AND ALTERATIONS TO THE CAR PARKING LAYOUT	PREMIER INN, IPSWICH ROAD, PENYLAN, CARDIFF, CF23 9AQ	56	True	Permission be granted	23/04/2018

## PLAS

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00513/DCH	05/03/2018	Spiteri	LOFT CONVERSION	1 TULLOCH STREET, ROATH, CARDIFF, CF24 3LU	52	True	Permission be granted	26/04/2018
18/00523/DCH	06/03/2018	Follett	RETENTION OF REAR DORMER AND FRONT ROOF LIGHTS	39 BANGOR STREET, ROATH, CARDIFF, CF24 3LQ	45	True	Planning Permission be refused	20/04/2018

18/00242/DCH	12/02/2018	Phinnemore	THE PROPOSED DEVELOPMENT WILL COMPRISE OF A C SHAPED SINGLE STOREY FLAT ROOF REAR EXTENSION & LOFT CONVERSION.	3 ROATH COURT ROAD, ROATH, CARDIFF, CF24 3SB	67	False	Permission be granted	20/04/2018
18/00369/DCH	14/02/2018	Giles	REPLACEMENT OF WOODEN SASH WINDOWS TO FRONT OF PROPERTY WITH LIKE FOR LIKE TIMBER FRAME SASH WINDOWS	14 KELVIN ROAD, ROATH, CARDIFF, CF23 5ET	56	True	Permission be granted	11/04/2018
18/00307/DCH	12/02/2018	Ali	REPLACING EXISTING TIMBER WINDOWS TO FRONT ELEVATION WITH NEW TIMBER WINDOWS	1 TYDFIL PLACE, ROATH, CARDIFF, CF23 5HP	56	True	Permission be granted	09/04/2018
18/00177/DCH	12/02/2018	Guy	REPLACEMENT OF WINDOWS TO FRONT OF HOUSE, IN A MANNER THAT COMPLIES WITH THE ARTICLE 4 DIRECTION OF A DESIGNATED CONSERVATION AREA. I.E. THE WINDOWS WILL "ACCURATELY REFLECT THE STYLE AND OPENING METHODS OF THOSE ORIGINALLY FITTED"	3 HENDY STREET, ROATH, CARDIFF, CF23 5EU	56	True	Planning Permission be refused	09/04/2018

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18/00160/MNR	14/02/2018	Patel	CHANGE OF USE FROM 5 BED HOUSE IN MULTIPLE OCCUPATION TO 7 BED HOUSE IN MULTIPLE OCCUPATION WITH GROUND FLOOR REAR EXTENSION AND REAR DORMER	16 MOY ROAD, ROATH, CARDIFF, CF24 4SG	56	True	Permission be granted	11/04/2018
18/00237/MNR	05/02/2018	CHAUDHRY	ERECTION OF NEW DEVELOPMENT AT REAR TO FORM TWO FLATS AND VARIATION OF CONDITIONS 4 OF PERMISSIONS 07/02883/C AND 10/01618/C	175 NEWPORT ROAD, ROATH, CARDIFF, CF24 1AH	57	False	Permission be granted	03/04/2018
17/02780/MNR	20/11/2017	Lane	CHANGE OF USE AND FIRST FLOOR EXTENSION OF GARAGE TO CREATE 1.5 STOREY DWELLING	36A MOY ROAD, ROATH, CARDIFF, CF24 4TD	134	False	Permission be granted	03/04/2018

18/00287/MNR	08/02/2018	Khan	CONVERSION OF PROPERTY WITH SEVEN BEDROOMS INTO 4 ONE BEDROOM SELF CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION AND REMOVAL OF REAR FIRE ESCAPE STAIRS	13 PEN-Y-LAN ROAD, ROATH, CARDIFF, CF24 3PG	54	True	Permission be granted	03/04/2018
18/00447/MNR	23/02/2018	Al Kelaby	USE OF REAR STORE AREA AS A SHISHA LOUNGE ANCILLARY TO THE FRONT RESTAURANT WITH EXTERNAL ALTERATIONS	34 CITY ROAD, ROATH, CARDIFF, CF24 3DL	56	True	Permission be granted	20/04/2018
18/00448/MNR	23/02/2018	Al Kelaby	CONVERSION OF SIX BEDROOM UPPER FLOOR FLAT INTO FOUR ONE BEDROOM SELF CONTAINED FLATS WITH SECOND FLOOR REAR EXTENSION	34A CITY ROAD, ROATH, CARDIFF, CF24 3DL	56	True	Permission be granted	20/04/2018
18/00516/MNR	06/03/2018	Singh	REAR DORMER LOFT CONVERSION AND VELUX TO FRONT ROOF TO EXISTING FLATS	162 MACKINTOSH PLACE, ROATH, CARDIFF, CF24 4RS	45	True	Permission be granted	20/04/2018
18/00483/MNR	28/02/2018	Blundell	VARIATION OF CONDITION 2 (AMENDED PLANS) - REPLACEMENT OF PROPOSED DRAWINGS WITH DRAWINGS 202-F AND 203-D OF 17/01534/MNR FOR THE CONSTRUCTION OF A NEW GABLE SIDE END AND ALTERATIONS TO THE WINDOWS AND DOORS LAYOUT.	8 WORDSWORTH AVENUE, ROATH, CARDIFF, CF24 3FQ	51	True	Permission be granted	20/04/2018
18/00568/MNR	12/03/2018	DTB Design	CONVERSION OF FIRST & SECOND FLOORS FROM 2 FLATS TO 3 WITH REMOVAL OF FRONT BAYS AND NEW WINDOWS TO FRONT	112 ALBANY ROAD, ROATH, CARDIFF, CF24 3RU	39	True	Permission be granted	20/04/2018
18/00571/MNR	21/03/2018	Ahmed	GROUND FLOOR REAR EXTENSIONS, FIRST FLOOR REAR EXTENSIONS, REAR DORMER TO MAIN HOUSE, CONVERSION TO 4 NO APARTMENTS, FRONT PORCH	142 RICHMOND ROAD, ROATH, CARDIFF, CF24 3BX	30	True	Permission be granted	20/04/2018

PON

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00500/DCH	01/03/2018	Bacon	CONVERSION OF INTEGRAL GARAGE TO LIVING ACCOMMODATION.	18 COTTINGHAM DRIVE, PONTPRENNAU, CARDIFF, CF23 8QG	50	True	Permission be granted	20/04/2018
18/00525/DCH	21/03/2018	Sheehan	NON MATERIAL AMENDMENT TO APPLICATION 17/01231/DCH - FOLLOW BASIC DESIGN OUTLINE OF ORIGINAL PLANNING APPLICATION, BUT AT A REDUCED SIZE.	9 GAULDEN GROVE, PONTPRENNAU, CARDIFF, CF23 8SD	13	True	Permission be granted	03/04/2018
18/00649/DCH	21/03/2018	Bray	CONSTRUCTION OF AN EXTENSION TO THE REAR OF EXISTING GARAGE	2 ACORN GROVE, PONTPRENNAU, CARDIFF, CF23 8NG	30	True	Permission be granted	20/04/2018

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18/00187/MJR	27/02/2018	Persimmon Homes East Wales	AMENDMENTS TO 17/01787/MJR - A PLOT SUBSTITUTION AT PLOTS 320 & 321 TOGETHER WITH ASSOCIATED CONSEQUENTIAL AMENDMENTS. SPECIFICALLY APPROVAL IS SOUGHT FOR THE SUBSTITUTION OF THE BICKLEIGH HOUSETYPE AT THE SAID PLOTS FOR THE MORDEN HOUSETYPE WHICH WILL BE POSITIONED SUCH THAT THEY READ AS A TERRACE OF FOUR WHEN COMBINED WITH THE MORDEN HOUSETYPES AT PLOTS 322 & 323. A REDUCTION IN THE LEVEL OF PARKING PROVISION IS ALSO SOUGHT TO REFLECT THE REDUCTION IN THE NUMBER OF BEDROOMS, AS THE MORDEN HAS ONE LESS ROOM THAN THE BICKLEIGH	PHASE 3, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	51	True	Permission be granted	19/04/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00368/MNR	20/02/2018	SHETTY	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	PLOT 140, HIGHFIELDS, CHURCH ROAD, ST EDERYNS, PONTPRENNAU, CARDIFF, CF3 6YA	56	True	Permission be granted	17/04/2018
17/02725/MNR	19/01/2018	James	OUTLINE PLANNING APPLICATION FOR THE CONSTRUCTION OF TWO 4 BEDROOM DWELLINGS AND DEMOLITION OF EXISTING STORAGE BUILDING (REPOSITIONING OF DWELLINGS APPROVED UNDER OUTLINE APPLICATION 11/01636/DCO)	LAND ADJACENT TO CHURCH FARM, CHURCH ROAD, OLD ST MELLONS, CARDIFF, CF3 6YA	96	False	Permission be granted	25/04/2018

#### PYCH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00282/DCH	06/02/2018	Atkins	SINGLE STOREY FRONT PORCH	32 HEOL-Y-PENTRE, PENTYRCH, CARDIFF, CF15 9QE	59	False	Permission be granted	06/04/2018
18/00491/DCH	08/03/2018	Devenish	PROPOSAL TO BUILD NEW SINGLE STOREY EXTENSION TO REAR OF PROPERTY WITHIN 'PERMITTED DEVELOPMENT' CRITERIA.	9 CLOS CEFN BYCHAN, PENTYRCH, CARDIFF, CF15 9PF	32	True	Permission be granted	09/04/2018

#### RADY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/00303/DCH	19/02/2018	Jones	CONVERSION OF DETACHED WORKSHOP/SHED TO GRANNY FLAT/LIVING ACCOMMODATION	12 WINDSOR ROAD, RADYR, CARDIFF, CF15 8BP	50	True	Planning Permission be refused	10/04/2018
18/00493/DCH	06/03/2018	Dale	PROPOSED FIRST FLOOR FRONT BEDROOM EXTENSION	12 CLOS Y GWYDDFID, MORGANSTOWN, CARDIFF, CF15 8EX	48	True	Permission be granted	23/04/2018
18/00109/DCH	26/01/2018	Ramogi	CONVERSION OF GARAGE TO A GRANNY ANNEXE	8 FFORDD Y BERLLAN, MORGANSTOWN, CARDIFF, CF15 8EY	87	False	Permission be granted	23/04/2018
18/00677/DCH	21/03/2018	RELIHAM	ALTERATIONS TO 17/01823/DCH - INFILL ON GROUND FLOOR WHERE PREVIOUSLY IT WAS COVERED	1 BRYN CASTELL, RADYR, CARDIFF, CF15 8RA	37	True	Permission be granted	27/04/2018

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18/00084/MNR	15/01/2018	Elsworth	DISCHARGE OF CONDITIONS 5 (EXTERNAL FINISHES) AND 6 (BOUNDARY STRUCTURES) OF 17/00922/MNR	11 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	102	False	Full Discharge of Condition	27/04/2018
18/00334/MNR	19/02/2018	Hudson	CHANGE OF USE TO FLORIST	REAR OF 2, STATION ROAD, RADYR, CARDIFF, CF15 8AA	60	False	Permission be granted	20/04/2018

#### RHIW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00440/DCH	23/02/2018	Elliott	ALTERATIONS TO EXISTING GROUND AND FIRST FLOOR OF DWELLING, PROPOSED TWO STOREY REAR EXTENSION, PROPOSED DETACHED GARAGE	ALAUNA, LON-Y-WINCI, RHIWBINA, CARDIFF, CF14 6UG	56	True	Planning Permission be refused	20/04/2018



17/02923/DCH	04/12/2017	WATTS	PROPOSED ALTERATIONS, PART SINGLE PART 2 STOREY EXTENSION TO REAR OF PROPERTY AND ALTERATIONS TO EXISTING GARAGES	9 Y GROES, RHIWBINA, CARDIFF, CF14 6DX	134	False	Permission be granted	17/04/2018
17/02924/DCH	14/12/2017	WATTS	PROPOSED ALTERATIONS, PART SINGLE PART 2 STOREY EXTENSION TO REAR OF PROPERTY AND ALTERATIONS TO EXISTING GARAGES	9 Y GROES, RHIWBINA, CARDIFF, CF14 6DX	124	False	Permission be granted	17/04/2018
18/00262/DCH	05/02/2018	Creemer	ROOF EXTENSIONS TO FRONT AND REAR, SIDE DORMER ROOF EXTENSION, ROOF LIGHTS TO SIDE ELEVATION AND OTHER ALTERATIONS	4 LON-Y-DERI, RHIWBINA, CARDIFF, CF14 6JN	63	False	Permission be granted	09/04/2018
17/02241/DCH	20/09/2017	Gooch	TWO STOREY REAR EXTENSION, SIDE HIP TO GABLE ROOF EXTENSION, REAR DORMER AND SINGLE STOREY REAR EXTENSION	95 TY'N-Y-PARC ROAD, RHIWBINA, CARDIFF, CF14 6BL	205	False	Permission be granted	13/04/2018
18/00188/DCH	20/02/2018	Jones	FIRST FLOOR EXTENSION AND NEW DOORS TO LOUNGE	27 HEOL-Y-BRYN, RHIWBINA, CARDIFF, CF14 6HX	55	True	Permission be granted	16/04/2018
18/00271/DCH	02/02/2018	Plan-It Design (Wales) Ltd	VARIATION OF CONDITION 2 OF 16/01640//DCH (APPROVED PLANS) TO REDUCE THE RIDGE HEIGHT AND FOR THE ADDITION OF A SIDE DORMER.	73 TY'N-Y-PARC ROAD, RHIWBINA, CARDIFF, CF14 6BJ	60	False	Permission be granted	03/04/2018
18/00584/DCH	13/03/2018	Morgan	TWO STOREY EXTENSION TO SIDE ELEVATION AND SINGLE STOREY EXTENSION TO REAR ELEVATION	27 WAUN-Y-GROES ROAD, RHIWBINA, CARDIFF, CF14 4SW	41	True	Permission be granted	23/04/2018
18/00347/DCH	13/02/2018	Rickard	DEMOLITION OF EXISTING ADJOINED GARAGE, ERECTION OF NEW SINGLE STOREY REAR AND SIDE EXTENSIONS AND PROPOSED HIP TO GABLE ROOF EXTENSION WITH REAR PITCHED ROOF DORMER	19 HEOL LEWIS, RHIWBINA, CARDIFF, CF14 6QA	73	False	Permission be granted	27/04/2018
18/00586/DCH	13/03/2018	Rawlings	CONVERT EXISTING FLAT ROOF TO LEAN TO ROOF	5 CLOS BRYNDERI, RHIWBINA, CARDIFF, CF14 6NN	38	True	Permission be granted	20/04/2018

18/00557/DCH	08/03/2018	Nazareth	SINGLE STOREY REAR EXTENSION, INTERNAL ALTERATIONS, ATTIC CONVERSION WITH HIP TO GABLE ALTERATION	21 HEOL MABON, RHIWBINA, CARDIFF, CF14 6RL	39	True	Permission be granted	16/04/2018
18/00547/DCH	09/03/2018	Williams	SINGLE STOREY REAR EXTENSION	18 HEOL BRIWNANT, RHIWBINA, CARDIFF, CF14 6QF	40	True	Permission be granted	18/04/2018
18/00612/DCH	22/03/2018	Poweska	SINGLE-STOREY REAR AND SIDE EXTENSION, AND LOFT CONVERSION	50 WAUN-Y-GROES AVENUE, RHIWBINA, CARDIFF, CF14 4SZ	28	True	Permission be granted	19/04/2018
18/00407/DCH	26/02/2018	SEYMOUR	SINGLE STOREY EXTENSION OF FRONT PORCH INCLUDING CLOAKROOM	173 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EN	37	True	Permission be granted	04/04/2018
18/00681/DCH	22/03/2018	Dunn	SINGLE STOREY REAR EXTENSION	14 TROED Y RHIW, RHIWBINA, CARDIFF, CF14 6UR	35	True	Permission be granted	26/04/2018

## RIVE

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18/00117/DCH	25/01/2018	Llwyd	SINGLE STOREY REAR EXTENSION	163 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PL	70	False	Permission be granted	05/04/2018
18/00354/DCH	20/02/2018	JENKINS	PROPOSED SINGLE STOREY EXTENSION, FLAT ROOF EXTENSION AND REAR DORMER	11 BLOOM STREET, PONTCANNA, CARDIFF, CF11 9QE	42	True	Permission be granted	03/04/2018
18/00384/DCH	16/02/2018	williams	2 CONSERVATION ROOF LIGHTS TO BE PLACED AT THE REAR OF THE PROPERTY.	2 HAMILTON STREET, PONTCANNA, CARDIFF, CF11 9BP	54	True	Permission be granted	11/04/2018

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17/03121/MNR	22/12/2017	Brosan	PROPOSED CONVERSION OF EXISTING THREE STOREY 4 BEDROOM DWELLING TO THREE SELF CONTAINED FLATS (2NO. 2 BED, 1 NO.1 BED) WITH REAR 2 STOREY 'INFILL' EXTENSION	1A BEAUCHAMP STREET, RIVERSIDE, CARDIFF, CF11 6AW	119	False	Permission be granted	20/04/2018
18/00140/MNR	07/03/2018	Cardtronics UK Ltd trading as Cashzone	RETENTION OF AN ATM	48-50 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9DU	44	True	Permission be granted	20/04/2018
A/18/00005/MNR	07/03/2018	Cardtronics UK Ltd trading as Cashzone	RETENTION OF ATM SIGNAGE	48-50 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9DU	44	True	Permission be granted	20/04/2018
18/00401/MNR	22/02/2018	Kings Road Yard	CHANGE OF USE TO BAKERY SELLING BREAD AND PASTRIES AND MAKING AND SELLING PIZZAS	WORKSHOP 1A, 183A KING'S ROAD, PONTCANNA, CARDIFF, CF11 9DF	64	False	Permission be granted	27/04/2018
18/00269/MNR	02/02/2018	Chan	PROPOSED CONVERSION OF EXISTING DWELLING TO 3 NO FLATS (1NO 1 BED 1 NO 2 BED & 1 STUDIO FLAT) INCLUDING SINGLE STOREY REAR EXTENSION ROOF CONVERSION WITH FLAT ROOFED DORMER TO REAR AND ROOFLIGHTS TO FRONT ELEVATION	20 SEVERN ROAD, PONTCANNA, CARDIFF, CF11 9EB	84	False	Permission be granted	27/04/2018

## RUMN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00317/DCH	13/02/2018	Micallef	PROPOSED CONVERSION OF GARAGE WITH NEW ROOF TO FORM AN ANNEX DEVELOPMENT	2 PENTWYN VILLAS, GREENWAY ROAD, RUMNEY, CARDIFF, CF3 1UL	49	True	Planning Permission be refused	03/04/2018
18/00304/DCH	07/02/2018	Cutlan	TWO STOREY SIDE EXTENSION TO CREATE PLAYROOM & W.C. AT G/F LEVEL AND NEW BEDROOM AT FIRST FLOOR LEVEL & EXTENDING EXISTING BATHROOM	17 TY-MAWR AVENUE, RUMNEY, CARDIFF, CF3 3AF	56	True	Permission be granted	04/04/2018

18/00674/DCH	26/03/2018	Lee	GROUND FLOOR EXTENSION TO FORM NEW LOUNGE AND WC FACILITIES	2 NORTHLANDS, RUMNEY, CARDIFF, CF3 3AQ	32	True	Permission be granted	27/04/2018
18/00463/DCH	13/03/2018	Rawlings	2 STOREY SIDE EXTENSION PLUS FRONT PORCH AND CANOPY ROOF	23 CLAREMONT AVENUE, RUMNEY, CARDIFF, CF3 4LR	37	True	Planning Permission be refused	19/04/2018

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18/00183/MNR	05/02/2018	Ellis	CONSTRUCTION OF 1No.1 BED DETACHED DORMER TYPE DWELLING	LAND TO REAR OF 86 WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 3EA	74	False	Planning Permission be refused	20/04/2018
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#### SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/00395/MJR	20/02/2018	Cardiff Council	DISCHARGE OF CONDITIONS 7 (REMEDICATION SCHEME) AND 9 (IMPORTED SOILS) OF 17/01960/MJR	PUBLIC OPEN SPACE AT LEWIS ROAD, SPLOTT,CARDIFF	45	True	Full Discharge of Condition	06/04/2018
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18/00745/MJR	29/03/2018	Cardiff Council	ALTERATIONS TO 17/01960/MJR - ALTERATION TO ROOF PITCH ON EXTERNAL CANOPY	PUBLIC OPEN SPACE AT LEWIS ROAD, SPLOTT, CARDIFF	14	True	Permission be granted	12/04/2018
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17/02876/MNR	30/11/2017	Ghuman	CONSTRUCTION OF A NEW DWELLING ADJACENT TO 25 SKELMUIR ROAD, CARDIFF	25 SKELMUIR ROAD, TREMORFA, CARDIFF, CF24 2PR	124	False	Permission be granted	03/04/2018
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18/00378/MNR	22/02/2018	Gardner	CHANGE OF USE TO HOUSE OF MULTIPLE OCCUPATION	142 MOORLAND ROAD, SPLOTT, CARDIFF, CF24 2LQ	56	True	Permission be granted	19/04/2018
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#### TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00632/DCH	16/03/2018	Bradbury	ERECT CONSERVATORY TO THE REAR ELEVATION	5 CLOS TYLA BACH, ST MELLONS, CARDIFF, CF3 0EJ	35	True	Permission be granted	20/04/2018

#### WHI

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/02958/DCH	07/12/2017	Miles	PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS, GARAGE REFURBISHMENT, RE-COVERING OF EXISTING ROOF AND ASSOCIATED INTERNAL ALTERATIONS.	BENTON HOUSE, CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2AR	134	False	Permission be granted	20/04/2018
18/00430/DCH	06/03/2018	Fear	PROPOSED REAR ROOF TERRACE SYSTEM TO REPLACE PROPOSED REAR DORMER	71 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LW	45	True	Permission be granted	20/04/2018
18/00471/DCH	27/02/2018	Doyle	GROUND FLOOR REAR EXTENSION	20 PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2AD	52	True	Permission be granted	20/04/2018
18/00305/DCH	07/02/2018	Ford	PROPOSED SINGLE STOREY EXTENSION TO THE FRONT AND REAR OF THE HOUSE, A TWO STOREY EXTENSION TO THE SIDE AND ALTERATION WORKS	8 CASTELL COCH VIEW, TONGWYNLAIS, CARDIFF, CF15 7LA	55	True	Permission be granted	03/04/2018

18/00264/DCH	16/02/2018	Salway	SINGLE STOREY EXTENSION AT REAR & SIDE	20 HEOL PENLAN, WHITCHURCH, CARDIFF, CF14 2BY	47	True	Permission be granted	04/04/2018
18/00255/DCH	01/02/2018	franks and toms	TWO STOREY REAR EXTENSION, INCLUDING JULIET BALCONY TO THE REAR. OTHER ALTERATIONS INCLUDING ALTERATIONS TO ROOF OF EXISTING GROUND FLOOR REAR	60 TY'N-Y-PWLL ROAD, WHITCHURCH, CARDIFF, CF14 1AT	64	False	Permission be granted	06/04/2018
18/00005/DCH	10/01/2018	Fry	SIDE AND REAR EXTENSION INCLUDING INTERNAL AND EXTERNAL REMODELING. DEMOLITION OF GARAGE AND RECONSTRUCTION AT REAR OF GARDEN.	57 HEOL DON, WHITCHURCH, CARDIFF, CF14 2AS	91	False	Permission be granted	11/04/2018
18/00363/DCH	14/02/2018	FARLEY-JONES	RE-SUBMISSION:- DEMOLITION OF EXISTING CONSERVATORY, PROVISION ON NEW ORANGERY AND ASSOCIATED GARDEN WALLING.	89 SILVER BIRCH CLOSE, WHITCHURCH, CARDIFF, CF14 1EP	54	True	Permission be granted	09/04/2018
18/00492/DCH	07/03/2018	Jones	CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED EXTENSION TO THE REAR OF AN EXISTING DOUBLE STOREY RESIDENTIAL PROPERTY	14 CRADOC ROAD, WHITCHURCH, CARDIFF, CF14 1HQ	48	True	Permission be granted	24/04/2018
18/00481/DCH	12/03/2018	Jones	TWO-STOREY REAR AND SIDE EXTENSION TO DWELLING	3 ERW LAS, WHITCHURCH, CARDIFF, CF14 1NL	39	True	Permission be granted	20/04/2018
18/00511/DCH	09/03/2018	James	SINGLE STOREY DOMESTIC EXTENSION TO REAR OF THE PROPERTY PROVIDING A NEW KITCHEN AND DINING AREA	66 FELIN FACH, WHITCHURCH, CARDIFF, CF14 1NZ	26	True	Permission be granted	04/04/2018
18/00504/DCH	02/03/2018	Madley	PROPOSED REAR SINGLE STOREY EXTENSION, WITH NEW GARAGE	11 COTTRELL ROAD, WHITCHURCH, CARDIFF, CF14 1PZ	38	True	Permission be granted	09/04/2018
18/00542/DCH	21/03/2018	Ian Andrews, Keith Howells and Peter Stockton	GROUND FLOOR REAR EXTENSION AND EXTENSION TO EXISTING DORMER	4 YORATH ROAD, WHITCHURCH, CARDIFF, CF14 1QB	37	True	Permission be granted	27/04/2018
18/00707/DCH	23/03/2018	Sutton	PROPOSED SINGLE STOREY EXTENSION OFF REAR OF EXISTING DWELLING	11 OLD CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 1AA	35	True	Permission be granted	27/04/2018

18/00658/DCH	21/03/2018	Carr	REAR SINGLE STOREY EXTENSION WITH REMOVAL OF FRONT ELEVATION DOOR	1 ST MARGARET'S CLOSE, WHITCHURCH, CARDIFF, CF14 7AE	36	True	Permission be granted	26/04/2018
18/00651/DCH	19/03/2018	Wilsher	OVER-STRUCTURE EXTENSION TO REAR, SINGLE STOREY EXTENSIONS TO REAR AND REAR DORMER EXTENSION	127 VELINDRE ROAD, WHITCHURCH, CARDIFF, CF14 2TG	35	True	Permission be granted	23/04/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00801/MJR	04/04/2018	Rhondda Cynon Taff Council	REQUEST FOR OBSERVATIONS - HYBRID PLANNING APPLICATION TO DELIVER A ROLLING STOCK DEPOT ON THE EXISTING GARTH WORKS INDUSTRIAL ESTATE SITE COMPRISING OF THE FOLLOWING: PART A: FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING WAREHOUSES ON THE EXISTING GARTH WORKS INDUSTRIAL ESTATE SITE. PART B: OUTLINE PLANNING APPLICATION TO PROVIDE A ROLLING STOCK DEPOT COMPRISING OF A WAREHOUSING BUILDING, STABLING AREA ACCOMMODATING ROLLING STOCK, SUBSTATION, WASH DOWN POINT, SANDING FACILITY AND DELIVERY TRACKS, ANCILLARY WORKSHOP AND OFFICES, DECKED CAR PARKING PROVIDING A MAXIMUM OF 214 CAR PARKING SPACES, DEMOLITION AND RELOCATION OF EXISTING RAILWAY FOOTBRIDGE AND PLATFORMS, AND ASSOCIATED LANDSCAPING, HIGHWAYS AND ACCESS INFRASTRUCTURE WORKS	LAND AT THE GARTH WORKS INDUSTRIAL ESTATE, TAFFS WELL	23	True	Raise No Objection	27/04/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00551/MNR	14/03/2018	HJW Estates Ltd	RE-LOCATION OF STUDY WALL, RELOCATION OF EN-SUITE FIRST FLOOR & REMOVAL OF DEFECTIVE CHIMNEY BREAST IN STUDY/MASTER BEDROOM	88 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	37	True	Permission be granted	20/04/2018