

COMMITTEE DATE: 20/04/2016

APPLICATION No. **15/02359/MNR** APPLICATION DATE: 21/09/2015

ED: **RIVERSIDE**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Zammit

LOCATION: PENRHYS HOTEL, 127 CATHEDRAL ROAD, RIVERSIDE,
CARDIFF, CF11 9PJ

PROPOSAL: CONVERSION OF HOTEL INTO NINE FLATS WITH NEW 2ND
FLOOR ROOF OVER REAR ANNEX

RECOMMENDATION 1 : That, subject to persons having relevant interest of the application site entering into a binding planning obligation in agreement with the Council under **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, encompassing the matters referred to in paragraph 5.6, planning permission be **GRANTED**, subject to the following conditions;

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - AZY1/2/a - Site Location Plan
 - AZY1/7a/b/c - Ground Floor Proposed
 - AZY1/8a/b/c - First Floor Proposed
 - AZY1/9a/b/c - Second Floor Proposed
 - AZY1/10a/b – Third Floor Proposed
 - AZY1/14/a – Side Elevation Proposed
 - AZY1/15/a/b/c/d – Rear and Side Elevation Proposed

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. Prior to occupation of the flats hereby approved, a refuse storage area shall be provided within the curtilage of the site to accommodate general waste, recycling and food waste for all the flat units. The refuse storage area shall thereafter be retained.
Reason: To secure an orderly form of development and to protect the amenities of the area
4. Prior to occupation of the flats hereby approved, a covered cycle store shall be provided within the rear amenity space to accommodate at least 20 cycles and shall thereafter be retained.
Reason: To ensure that secure and under cover cycle parking facilities

are provided to encourage other modes of transport over the private car.

5. E1C External Materials
6. No vehicular or pedestrian access doors/gates shall open out onto the public highway.
Reason: To ensure that the doors/gates do not interfere with the safety and convenience of pedestrians and vehicles on the adjoining highway.
7. The new first floor side window facing 125 Cathedral Road shall be non opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained.
Reason : To ensure that the privacy of adjoining occupiers is protected.

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 applicant is advised of the following measures to manage flood risk within the site:

- Ensuring future occupiers of the ground floor accommodation register with the Natural Resources Wales flood warning system.
- Ensuring flood resilience measures are incorporated into the building.

RECOMMENDATION 4 : You should contact Welsh Water before commencing the development since it may lie within the easement of a public sewer that crosses the site. The approximate position of the sewer is marked on the attached record plan. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line. For details of the safety zone please contact Dwr Cymru Welsh Water's Network Development Consultants on 01443 331155. Please note that the grant of planning permission does not give any rights to build within a sewer easement without first obtaining the consent of Welsh Water

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought to convert the existing Hotel into nine flats
- 1.2 The alterations to the building entail the creation of 4x 2 bed flats on the ground floor, 2 x 2 bed flats + 1 x 3 bed flats on first floor and 1 x 2 bed flats and 1 x 3 bed flats on second floor.
- 1.3 The proposal also entails the construction of a new roof over the two-storey

annexe. The new roof would be a gable end construction (replacing the existing dual hipped roof). Note that the new rear annexe roof structure would entail raising the height of the roof from by 1 metre to 9 metres high. The proposal does not entail raising the ridge of the main building.

2. **DESCRIPTION OF SITE**

- 2.1 The application premise is a three storey detached building. To the rear is a large two-storey annexe with flat hardstanding area.
- 2.2 The site is within the Cathedral Road Conservation Area.

3. **SITE HISTORY**

- 3.1 86/1987/W – Guest House (13 guest bedrooms); car parking & Fire escape. Approved
- 3.2 89/1410/W – Two Storey Extension to Penrhys Hotel (rear) to provide two extra bedrooms (en-suite) at ground floor and new kitchen lounge area first floor and car parking area. Refused
- 3.3 90/561/W – Single storey ground floor rear extension. Approved
- 3.4 90/1161/W – Dormer Extension. Approved
- 3.5 91/185/W – First Floor Extension over existing ground floor for new kitchen and dining room extension. Approved
- 3.6 91/672/W – First floor rear extension, new kitchen. Approved
- 3.7 92/1801/W – Extension to Residents Dining Room. Approved
- 3.8 94/729/W – New car-port in existing car park at rear of the above property. Approved
- 3.9 97/1141/W – New car port over car parking space at rear of hotel. Refused
- 3.10 06/2283/W – Second Floor Extension to provide conference and associated activities. Refused
- 3.11 08/713/W – Proposed rear extension. Refused
- 3.12 11/945/DCI – Detached games room/gym & covered way. Approved
- 3.13 12/602/DCI – Erection of coach house with covered way access. Refused
- 3.14 13/581/DCI – Erection of coach house with covered way access. Refused (appeal Dismissed)

4. **POLICY FRAMEWORK**

- 4.1 The application site is shown as part of an existing housing area indicated on the Proposals Map of the Cardiff Local Development Plan
- 4.2 The following policies of the approved City of Cardiff Local Development Plan (2006-2026) are considered to be relevant to the proposal:
- Policy KP5 (Good Quality and Sustainable Design)
 - Policy H3 (Affordable Housing)
 - Policy H4 (Change of use of Residential Land or Properties)
 - Policy EN9 (Conservation of the Historic Environment)
 - Policy EN14 (Flood Risk)
 - Policy T5 (Managing Transport Impacts)
- 4.3 Supplementary Planning Guidance: Residential Extensions and Alterations (2015)
- 4.4 Supplementary Planning Guidance: Access, Circulation and Parking Standards (January 2010).
- 4.5 Supplementary Planning Guidance: Waste Collection and Storage Facilities (March 2007).
- 4.6 Supplementary Planning Guidance: Affordable Housing (2007)
- 4.7 Technical Advice Note 12: Design (2014)
- 4.8 Planning Policy Wales 8th Edition 2016.

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 **The Operational Manager, Environment & Public Protection (Pollution Control)** confirms no objections to the proposal.
- 5.2 **The Operational Manager, Transportation** confirms that no objections to the proposal
- 5.3 **The Councils Land Use Policy Officer** advises that the application site falls within the settlement boundary as defined by the adopted LDP Proposals Map. Given the absence of any specific policy giving protection to existing hotels in this location and the residential nature of the vicinity of the application premises, the loss of this hotel at this location cannot be resisted in land use policy terms.

The application raises no land use policy concerns

- 5.4 **The Operational Manager, Waste Management** confirms he has no objections to the proposal

- 5.5 **The Councils Conservation Officer** advises that the proposed conversion to residential use and the alterations consisting of a modest increase in ridge height and addition of a gable to replace two hipped roofs to the rear annexe are considered to preserve the character of the conservation area. The removal of the external stairs would be an enhancement.
- 5.6 **The Operational Manager, Housing & Neighbourhood Renewal** advises that Cardiff has a high housing need for affordable housing in this area of the City. In line with the approved Local Development Plan, an affordable housing contribution of 20% of the 9 units (2 units in total) is sought on this brown-field site.

Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements

However, given the proposed design of the residential scheme, overall scheme layout, including the proposed size/design of the units, and the potential service charges for this type of residential development, all of these factors could affect the affordability as well as the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord

In view of the above, we would accept the affordable housing to be wholly delivered as a financial contribution in lieu of on-site affordable housing provision. On that basis we would seek a financial contribution of **£161,055** (in lieu of the 2 units) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (2007)

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 **Welsh Water/Dwr Cymru** advise that a public sewer crosses the site
- 6.2 **Natural Resources Wales** have no objections to the proposal and advise the need for recommendation 3.

7. **REPRESENTATIONS**

- 7.1 The proposal was advertised by the site notice and press notice; the consultation period expired on 5th November 2015.
- 7.2 Neighbouring occupiers have been consulted, no responses have been received

8. **ANALYSIS**

- 8.1 The main planning issues relate to:
- (i) The impact of the proposal on the amenities of neighbouring occupiers.
 - (ii) The impact of the proposal upon the character and setting of the Conservation Area

- 8.2 It is considered that the proposal would not have a prejudicial impact upon the privacy and amenities of adjoining neighbours. There is only one additional first floor side facing window and this is shown as being a bathroom window and thus would be obscurely glazed and non-opening (see condition 7). The other windows in the side elevations are existing and thus there is an existing element of mutual overlooking from adjoining properties. The rear annexe is sited approximately 2-3.3 metres from the boundaries of 125 and 129 Cathedral Road and it is considered that the raising of the roof height would not prejudice the amenities or light of the adjoining properties to an unacceptable degree
- 8.3 All the proposed flat units have an acceptable standard of useable floor-space and all the units have an acceptable outlook and amenity for occupiers. The submitted plans include a communal amenity area and a private amenity area for the occupiers of flats, which utilise the rear/side access for access/egress. It is also noted that the site is close to Sophia Gardens, which would provide an element of open space for occupiers to enjoy.
- 8.4 It is considered that the external works, which includes the raising of the annexe roof are acceptable would enhance the appearance of the building.
- 8.5 Policy H3 of the approved Local Development Plan (2006-2026) states that the Council will seek 20% affordable Housing on Brownfield Sites and 30% affordable Housing on Greenfield Sites in all residential proposals that:

Contain 5 or more dwellings; or sites of or exceeding 0.1 hectares in gross site area; or Where adjacent and related residential proposals result in combined numbers or site size areas exceeding the above thresholds, the Council will seek affordable housing based on the affordable housing target percentages set out above.

Para 5.4 of the above policy states that aim of this policy is to assist the Council to meet evidenced housing need by seeking an appropriate affordable housing contribution from new residential developments in the city.

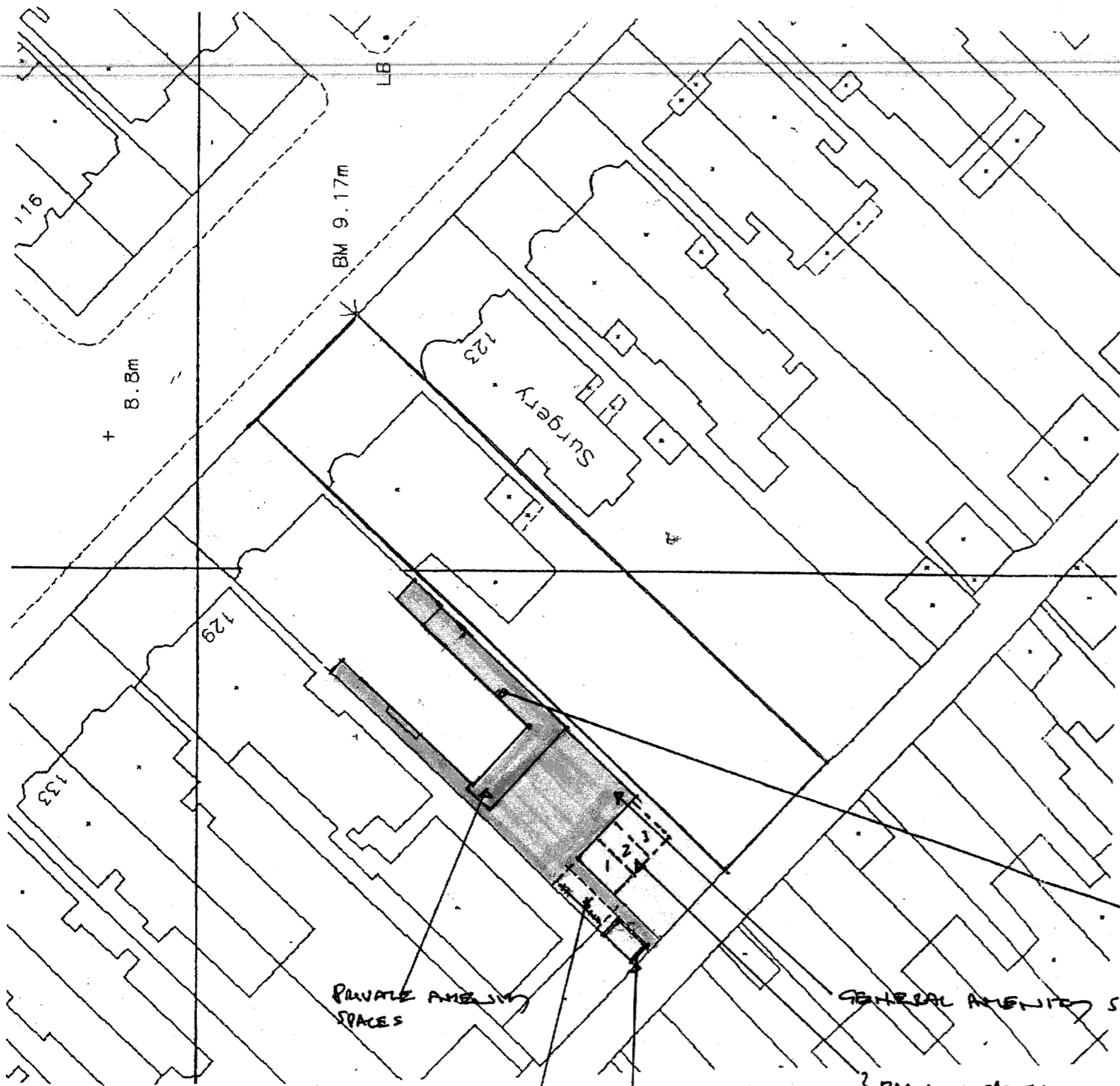
Para 5.7 states that the policy applies to all proposed housing developments covered by the policy thresholds, including proposals on undeveloped land, redevelopment schemes, schemes providing specialised accommodation (except those in which residents require a significant element of care), conversions, changes of use and mixed-use development containing housing.

The proposal seeks the conversion of the property from a guest house/hotel to 9 self-contained flats and the Operational Manager, Housing and Neighbourhood Renewal advises an affordable housing contribution for the equivalent of 2 units is required for this development (see para 5.6 above).

The applicant's agent has confirmed that his client is willing to enter into a legal agreement with the Council to secure the required contribution

- 8.6 It is considered that the proposal is acceptable and approval of planning permission is recommended, subject to the completion of the Section 106 legal

agreement.

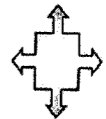


SITE PLAN 1:500 **SITE LOCATION PLAN 1:1250**

CYCLE STORAGE SHELTER FOR 20 CYCLES.

BENCH TO HOUSE
 1x 1100L. BULK BIN DRY RECYCLABLES
 1x 240L. BIN - FOOD WASTE
 1x 1100L. BIN - GENERAL WASTE

DTB DESIGN
 286 NORTH ROAD CARDIFF CF14 3BN
 TEL 029 2069 4100
 FAX 029 2069 4101



DRAWINGS FOR PLANNING PURPOSES ONLY

REVISIONS	DATE	REVISIONS	DATE
1/2/06	AMENDED		

DESCRIPTION

ALTERATIONS
127 CATHEDRAL ROAD
CARDIFF

SCALE 1:50- 1:100

DATE SEPT 2009

PLAN NO AZY1/2/a

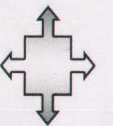
EXISTING ELEVATIONS



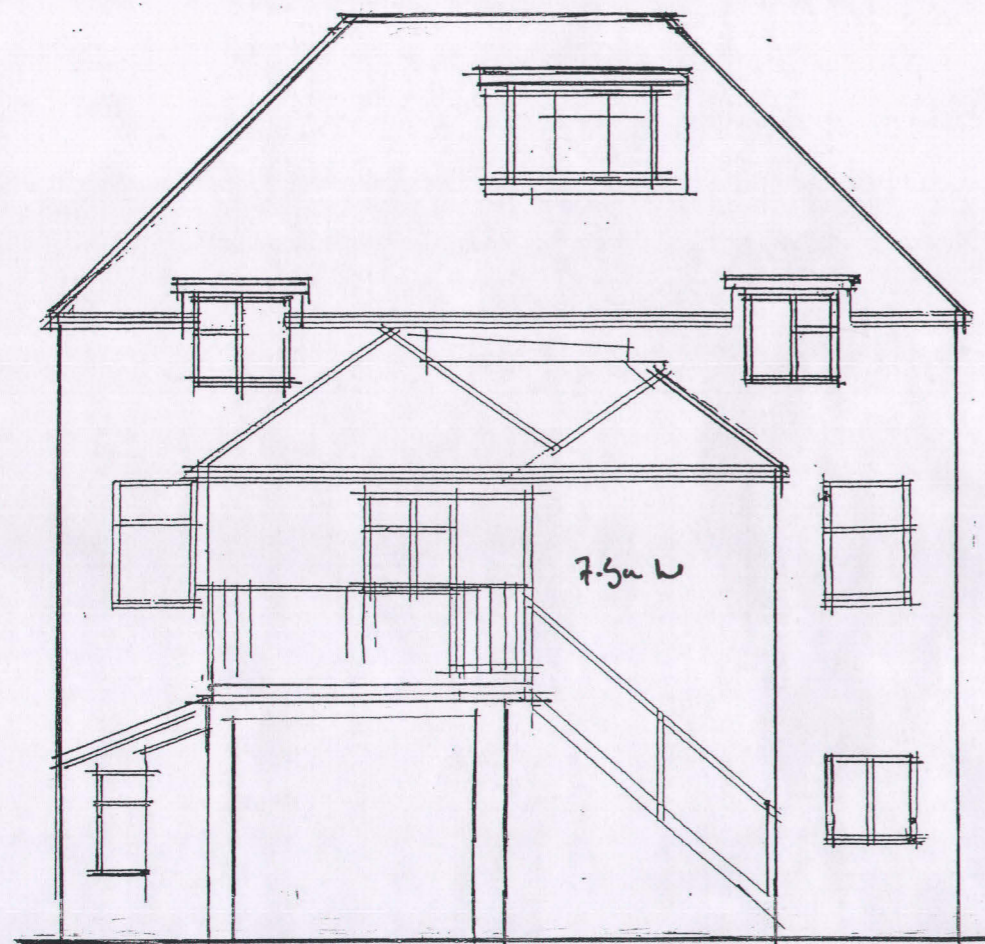
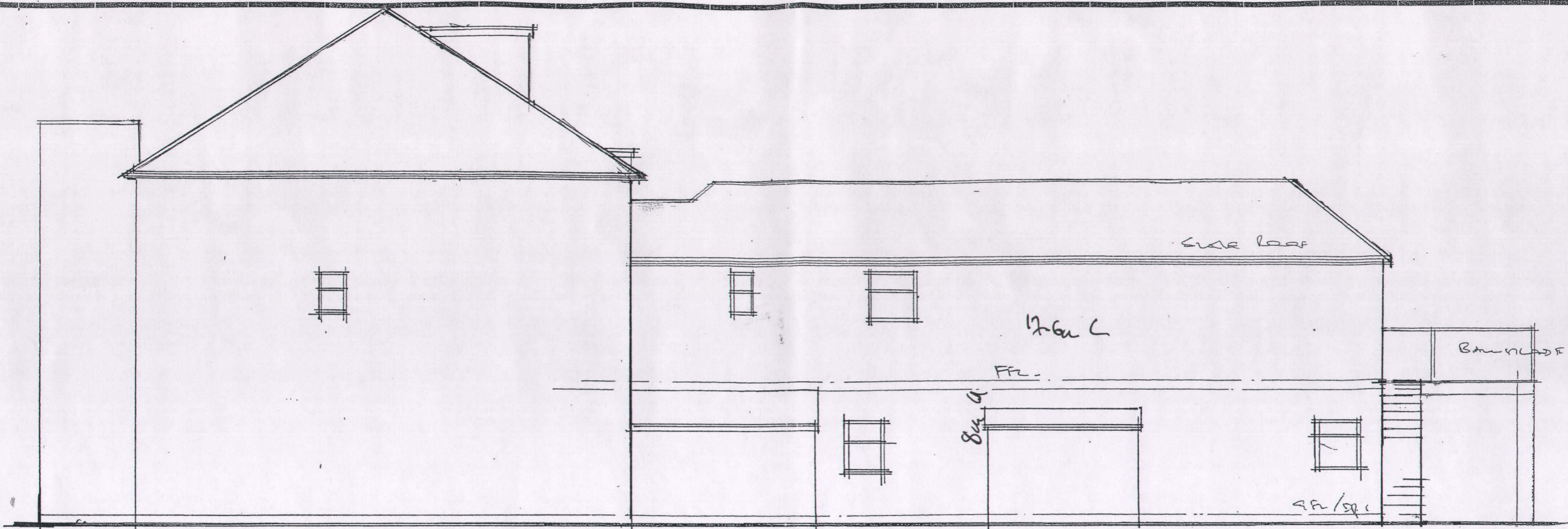
PROPOSED ALTERATIONS AT 127 CATHEDRAL ROAD CARDIFF

15/02359 / *mwr*

DTB DESIGN
286 NORTH ROAD CARDIFF CF14 3BN
TEL 029 2069 4100
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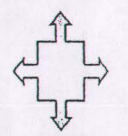


REVISIONS	DATE	REVISIONS	DATE
ALTERATIONS 127 CATHEDRAL ROAD CARDIFF		J ZAMMIT	
DATE SEPT 2009		PLAN NO: AZY1/1	



15/02359 / mnr

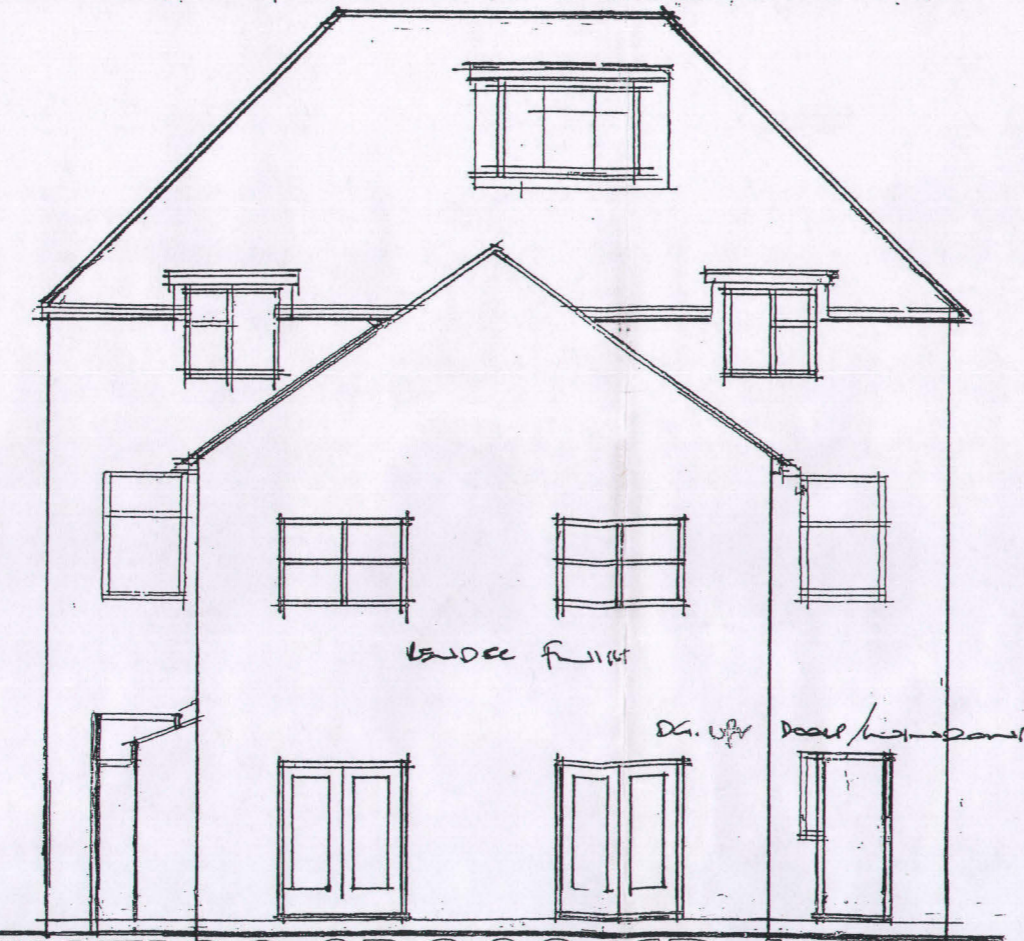
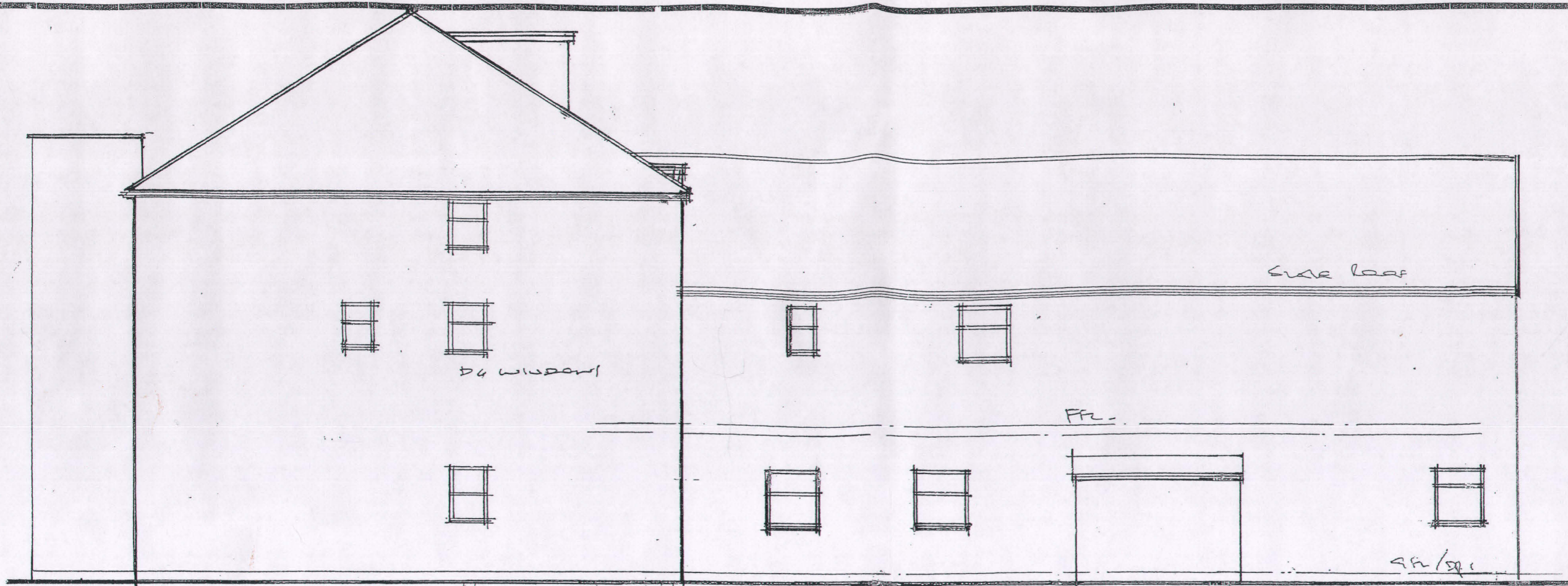
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ALTERATIONS
 127 CATHEDRAL ROAD
 CARDIFF

REAR AND SIDE ELEVATIONS EXISTING 1:100

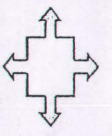
SCALE DATE JAN 2015 PLAN NO. AZY1/12 / ab



REAR AND SIDE ELEVATION PROPOSED 1:100

15/02359/mw

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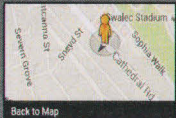
4 x 2 21/11 (a)	
" " 21/11 (b)	
" " 21/11 (c)	
" " 21/11 (d)	

ALTERATIONS
127 CATHEDRAL ROAD
CARDIFF

SCALE DATE JAN 2015 PLAN NO. AZY1/15 / a/b/c/d

Cathedral Rd
Cardiff, Wales
Street View - Sep 2014

SITE
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Google

