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## LATE REPRESENTATIONS

**Committee** PLANNING COMMITTEE

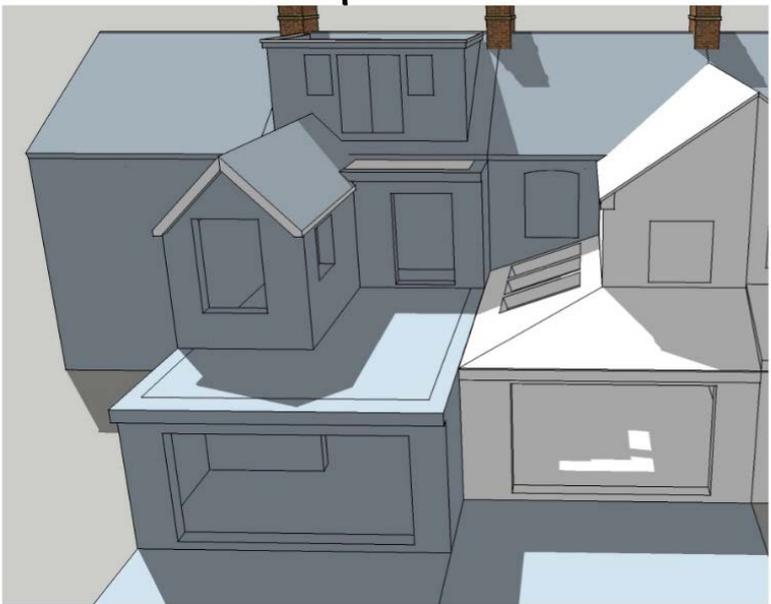
**Date and Time  
of Meeting** WEDNESDAY, 20 MARCH 2019, 10.30 AM

Please see attached Late Representation Schedule received in respect of applications to be determined at this Planning Committee

**Late Reps 20.03.19** (Pages 1 - 22)

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**LATE REPRESENTATIONS SCHEDULE**  
**PLANNING COMMITTEE – 20<sup>th</sup> MARCH 2019**

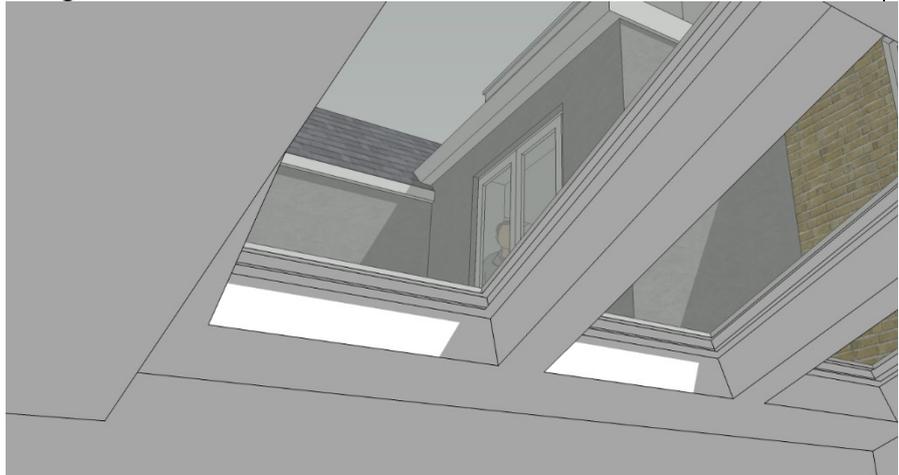
<b>PAGE NO. 1</b>	<b>APPLICATION NO. 18/01882/DCH</b>
<b>ADDRESS:</b>	<b>95 FAIRLEIGH ROAD, PONTCANNA</b>
<b>FROM:</b>	Mr & Mrs Brookes, 93 Fairleigh Road
<b>SUMMARY:</b>	<p>Dear Cardiff Council</p> <p>Firstly, thank you for facilitating and attending the site visit to Fairleigh Rd on 11<sup>th</sup> March. This was much appreciated. Please may we add the following late representations and request that the officer reporting to the committee makes members aware of these additions to our objections. We also submit the following images in support of our objection.</p> <p>These images have been prepared by a professional architect and are based on the planning application for the development.</p> <p><b>1. OUT OF CHARACTER WITH SURROUNDINGS</b></p> <p>The proposal is out of character, overbearing and not subordinate in contravention of LDP (KP5 criterion (x)) and SPG 7.2, 7.25.</p> <p>House size is doubled and 60% of the plot built on in contravention of good practice.</p> <p><i>Image A: Floor space increased by <b>93%</b> and over <b>60%</b> of plot built upon.</i></p> 

**2. IMPACT ON PRIVACY** in direct contravention of SPG 7.2, 7.3, 7.26

The first floor Juliet Balcony is **JUST 4ft 3inches (1.30m)** from our velux window affording a direct line of vision into the heart of our home.

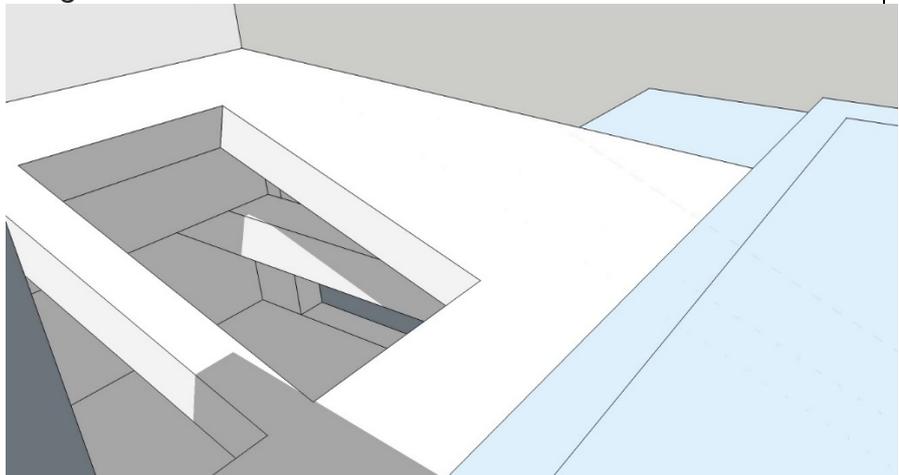
Standing in an open Juliet Balcony gives a greater angle of vision than from a window. Juliet Balconies will negatively impact our privacy more than normal windows. This concern has not been addressed.

*Image B: View from the kitchen of No. 93*



Images B and C show the angle of vision straight into the heart of our home from the first floor Juliet Balcony.

*Image C: Direct line of vision into the heart of our home*



Previously submitted images of a model person standing on the flat roof/in the Juliet Balcony confirm this invasion of our privacy. We note the case officer's unenforceable condition forbidding external access onto the flat roof. Floor to ceiling glazing with a normal opening window would be a less invasive alternative.

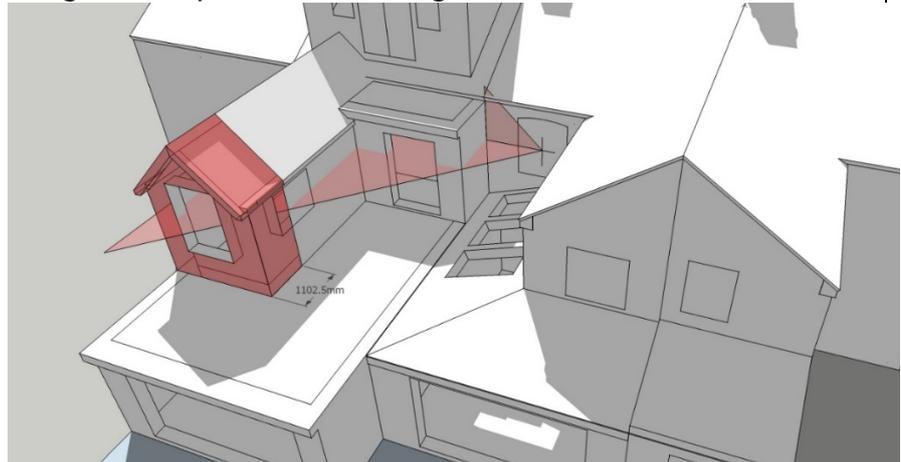
**3. IMPACT ON DAYLIGHT and 45 DEGREE RULE**  
contravening SPG 7.27, 7.28, 7.33, 7.41

This guidance applies to habitable rooms which are the main daytime living spaces (SPG 7.33) and therefore applies to our:

1. Our kitchen and dining room;
2. The playroom where we look after our grandchildren
3. Our home office – we are self-employed and have been home office based for years 25+ years.

The Council has either not undertaken or is not releasing a 45 degree assessment and so, at our expense, we have commissioned a professional architect to undertake this assessment. The image below shows that the proposed development clearly **fails** this assessment in respect of our office on the first floor. This contravenes policy. The pitched roof two-storey extension should be brought back 110.25 cm to comply with policy.

*Image D: Proposal fails 45 degree assessment*

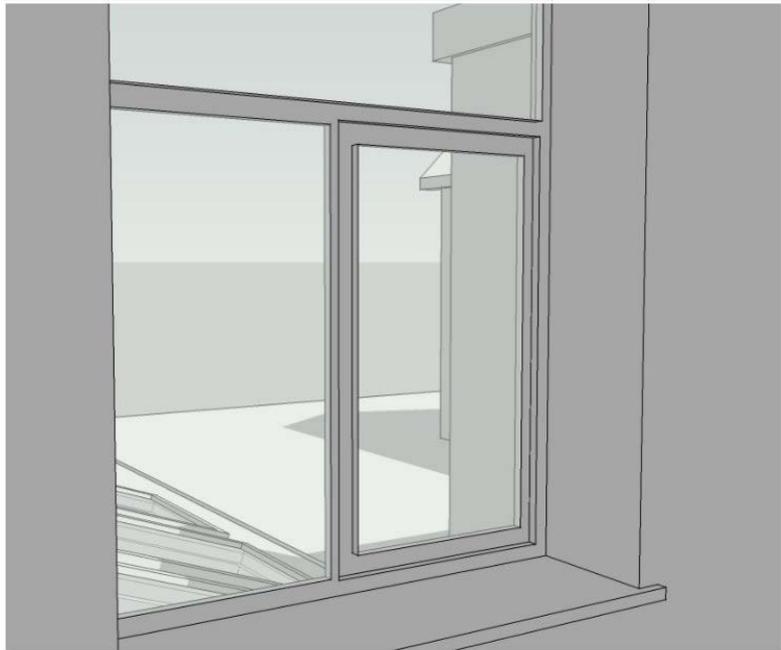


Please would the Case Officer amend his report to acknowledge the overshadowing of our home office. The arbitrary exclusion of our office from the 45 degree assessment discriminates against our family in favour of the applicant.

4. 7.41 of the SPG states “it is particularly important to avoid the tunnelling effect”

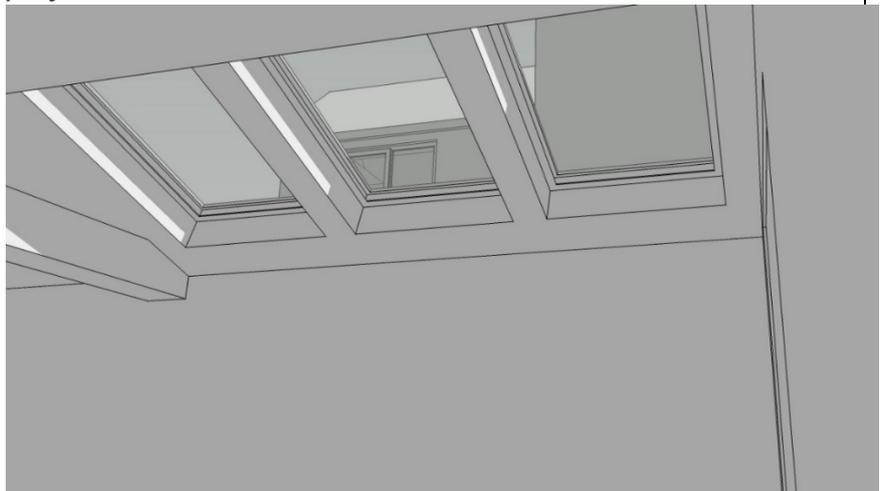
This image shows how this proposal is in contravention of SPG 7.41

*Image E: Tunnelling affect from our home office*



5. The case officer has yet to address our concern that the extensions will block light to the ground floor play room for our grandchildren whom we care for regularly. Our velux windows were carefully placed to bring light into this room that has no other effective source of natural light and qualifies as a habitable room as per SPG7.33.

*Image F: Flat-roof, two-storey element will block light to the playroom*



- 6. Correction:** At the site visit on 11.3.19, the orientation of our house was incorrectly and misleadingly determined. We believe this gives Members a false impression in respect of the impact the proposal will have on natural light into our home.

Our kitchen faces NE as attested to in the Land Registry image below. Together with the large evergreen oaks (only 12 m away), this orientation already reduces the amount of daylight and sunlight into our kitchen. The extensions will reduce light further.

Image G: Land Registry map



7. Our extension was designed to maximise natural light to our grandchildren's play room (the middle downstairs room) and reduce energy consumption in line with Cardiff Government's policy on sustainability. Other sustainability measures we have introduced include: increased insulation, triple glazing, smart heating and lighting controls and we are currently in discussions to reroof with solar roof tiles. We believe the planning department should be supporting the Council's own sustainability initiatives rather than allowing developments to block daylight in contravention of guidelines.

8. The Council officer's report omits that all mid-terrace two-storey rear extensions in Fairleigh Road are of partial width only. We welcomed his correction of this omission at the site visit on 11.3.19. We respectfully request that his report is amended to reflect this. As drafted and presented to Members this section of the officer's report currently inaccurately represents the situation in Fairleigh Road thus unfairly discriminating against us in favour of the applicant.

Image A: Floor space increased by 93% and over 40% of plot built on

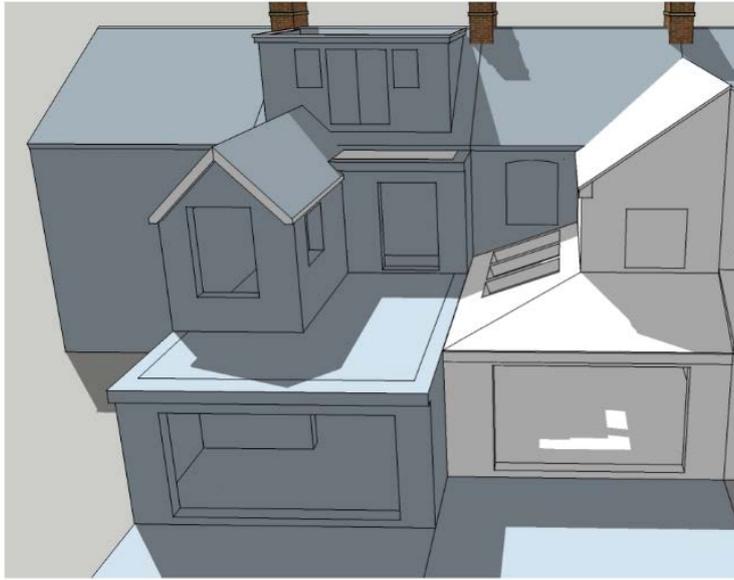


Image B: View from the kitchen of No. 93

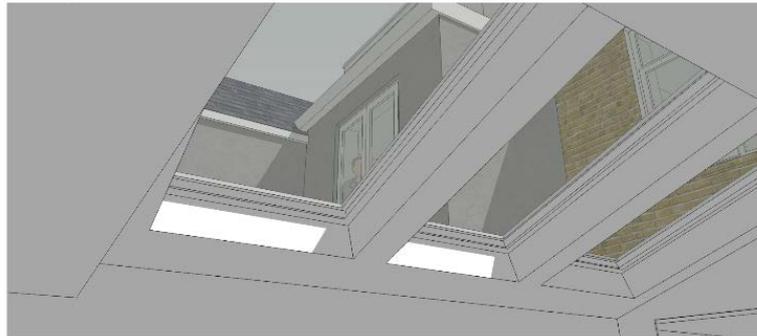
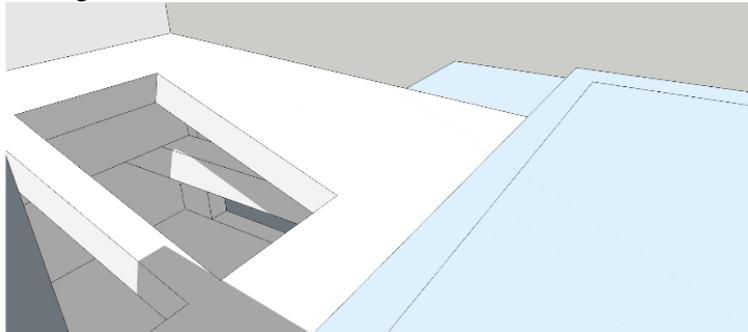
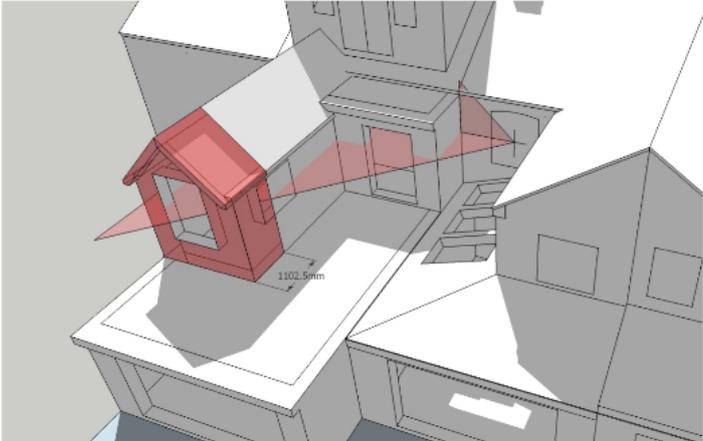


Image C: Direct line of vision into the heart of our home



**Image D: Proposal fails 45 degree assessment**



**Image E: Tunnelling effect from our home office**



**Image F: Flat-roof, two-storey Element will block light to playroom**

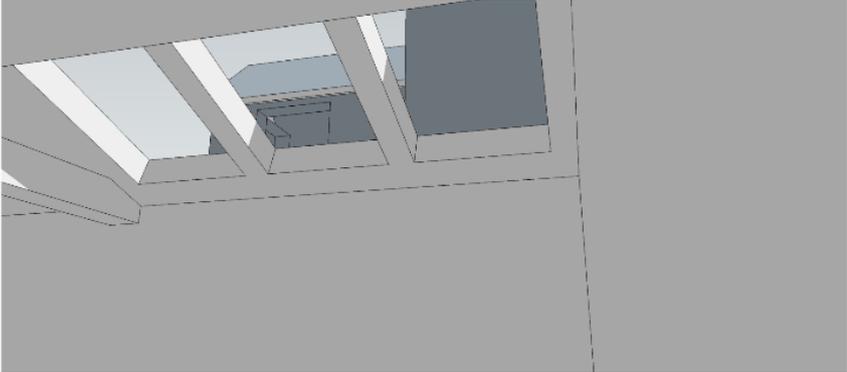
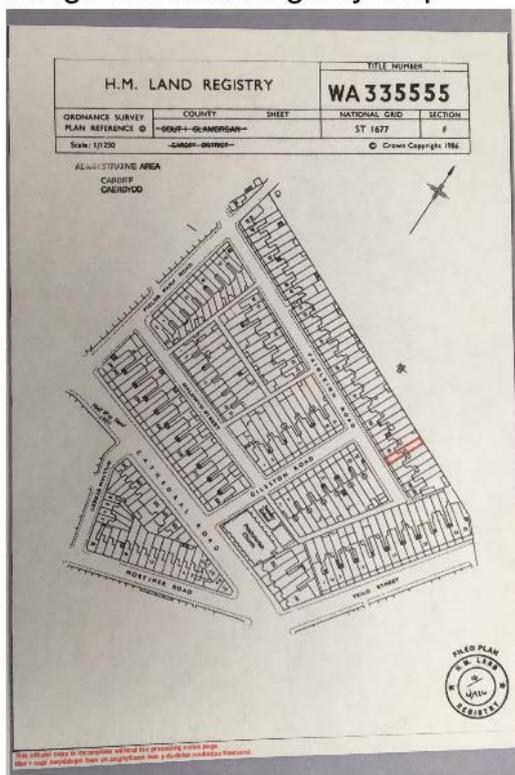


Image G: Land Registry map



**REMARKS:**

Noted

<b>PAGE NO. 15</b>	<b>APPLICATION NO. 18/1820/MJR</b>
<b>ADDRESS:</b>	<b>45-47 DRYSGOL ROAD, RADYR</b>
<b>FROM:</b>	Mr R Clyne of 4 Dan Y Bryn Avenue, Radyr
<b>SUMMARY:</b>	<p>Further to the submission of an amended Arboricultural Report the objector believes the information to be incorrect.</p> <p>The objector having undertaken measurements of the tree from the boundary considers that the correct placement of the tree is 3m from the boundary rather than 4.2m as depicted upon the submitted plans. This would result in the proposed dwelling intruding upon the Root Protection Area (RPA).</p>
<b>REMARKS:</b>	The Councils Planner (Trees & Landscaping) confirms that it is important that depictions are as accurate as possible and it is essential that accurate depictions inform tree protection measures including a finalised Arboricultural Method

	<p>Statement and Tree Protection Plan (TPP).</p> <p>If the tree is closer to the boundary than shown then this likely will result in small impingement into the RPA by the proposed dwelling and a larger incursion of hard landscaping than is currently shown. Despite the information provided by the objector it is considered that only a very small impingement into the RPA of the trees will result and that should not result in unacceptable harm. The finalised Arboricultural Impact Assessment, AMS and TPP (as required by condition) will address any inaccuracy in plotting in order to inform appropriate tree protection measures.</p>
<b>FROM:</b>	Nicola Lovell of JLL LTD on behalf of the Ministry of Justice (owner of 43 Drysgol Road).
<b>SUMMARY:</b>	<p>Raises the following points:</p> <ol style="list-style-type: none"> <li>1. The proposed development will have a negative impact on the integrity and general setting of the Listed Building by virtue of its scale massing and height.</li> <li>2. The design character within the area although varied, is not varied to such a degree so as to warrant the proposal not to be in-keeping. The proposal is of a scale, massing and density that is significantly greater than surrounding properties and would therefore be an incongruous feature</li> <li>3. There has been no highways detail provided in support of the application, there is no clarification with concern to the acceptability (or lack thereof) of visibility splays. This detail is to imperative to the acceptability of the proposal and it is not appropriate to determine the proposal in its absence.</li> <li>4. Increased on road parking will exacerbate existing highway safety issues.</li> <li>5. The development is likely to negatively impact upon mature trees in close proximity.</li> <li>6. The collective lack of information, including highways, drainage and ecological assessments, in which to determine the application adequately should render it refused.</li> <li>7. The recommendation does not acknowledge the special circumstances for privacy, quiet and security associated with 43 Drysgol Road. The Judges lodgings would be compromised in terms of noise and general disturbance.</li> </ol>

<b>REMARKS:</b>	Noted

<b>PAGE NOS. 41 &amp; 83</b>	<b>APPLICATION NOS. 18/02601/MJR &amp;18/02602/MJR</b>
<b>ADDRESS:</b>	<b>32 CATHEDRAL ROAD, PONTCANNA</b>
<b>FROM:</b>	Mark Drakeford AM
<b>SUMMARY:</b>	<p>I am writing to you regarding the above referenced planning application, on behalf of my constituent Nerys Lloyd-Pierce.</p> <p>Ms Lloyd-Pierce has contacted me to raise particular concerns about the threat to some mature copper beech trees as a result of this planning application. In Ms Lloyd-Pierce's view, the necessary protections are not in place to ensure these trees remain in place.</p> <p>I would be grateful for any details you are able to provide regarding the protection of trees in this vicinity of this planning application, which might be able to offer reassurance on this matter.</p>
<b>REMARKS :</b>	Matters relating to the loss of trees as part of the application proposal, as well as replacement provision, have been considered 5.1 & 8.11 of the Committee Report.

<b>PAGE NOS. 41 &amp; 83</b>	<b>APPLICATION NOS. 18/02601/MJR &amp; 18/02602/MJR</b>
<b>ADDRESS:</b>	<b>32 CATHEDRAL ROAD, PONTCANNA</b>
<b>FROM:</b>	Louise Gray
<b>SUMMARY:</b>	<p>I'm writing to protest about the proposed felling of the mature beech tree in the grounds of 32 Cathedral Road, Pontcanna, Cardiff CF11 9UQ.</p> <p>I attended the site visit on 18<sup>th</sup> March and listened to the presentation from the case officer to the planning committee. It seemed to me that the case for keeping the tree was not well represented to the committee.</p> <p>They were told that the tree only had ten years of life left. That seemed really odd and in fact Cardiff Council's own tree and vegetation officer said "<i>There are plenty of years left for this tree and it is showing no signs of decline, we</i></p>

	<p><i>reckon the tree is between 80 and 100 years old and should be categorised as an A class tree, most desirable for retention. ... Giving the tree a 10 year life span is frankly absurd."</i></p> <p>The case officer said the tree was crowding out trees planted along the road. In fact the extensive canopy of the beech tree extends the tree cover of the street and adds to the beauty of the area.</p> <p>The proposal will include the planting of new saplings as if that will make up for the loss of the mature tree. A tree like this big beech absorbs carbon and provides enough oxygen for 18 adults. Saplings will take many decades to have the same air cleaning power.</p> <p>The applicants want to remove this tree for their convenience, because it will complicate the building process. That's not a good enough reason. If Cardiff City is serious about meeting climate and clean air targets, removing a beautiful healthy mature tree obviously makes no sense.</p> <p>Surely the copper beech in question could easily be preserved with a planning condition. The developer wishes to fell it because it is expedient to do so, no more than that.</p> <p>The tree represents a significant amenity in a Conservation Area. If Cardiff Council is serious about meeting climate and clean air targets, granting permission for the felling of a beautiful healthy mature tree makes no sense.</p>
<p><b>REMARKS:</b></p>	<p>Committee will be aware that the site visit to No. 32 Cathedral Road was undertaken on a pre-emptive basis and therefore prior to the committee report being released.</p> <p>During the site visit the comments of the Planning Officer, as is the case with all site visits, was focused on describing the application proposal and ensuring members are aware of the local context. As the application proposal at No. 32 seeks the removal of trees, including the Copper Beech, this was simply acknowledged during the site visit.</p> <p>The merits, or otherwise, of the proposed development were not discussed by officers at the site visit. The application will be considered in full during the Planning Committee meeting.</p> <p>Members of the Planning committee who attended the site visit will be aware that no mention was made of the</p>

	<p>remaining lifespan of the Copper Beech Tree or of any other trees on the application site or adjacent highway. It was acknowledged that the lime tree located along Sophia Close directly adjacent to the Copper Beech, had not grown to the extent of the other limes along the street due in part to the suppression of the Copper Beech.</p> <p>With regard to air quality, the comments of the Council's Air Quality Officer is contained in paragraph 5.8 of the Committee Report and further considered under paragraph 8.13.</p> <p>The comments of the Council's Tree Officer are contained in paragraph 5.1 of the committee report and are not those sited in the late representation.</p> <p>The application proposal includes the removal of the Copper Beech, as well as other trees from the site and adjoining highway. The removal of these trees, along with the replacement provision, has been considered fully under paragraphs 5.1 and 8.11 of the Committee Report.</p> <p>The applicant's motives for the proposed removal of the Copper Beech tree is not a material consideration in the determination of this planning application.</p>

<b>PAGE NOS. 41 &amp; 83</b>	<b>APPLICATION NOS. 18/2601/MJR &amp; 18/2602/MJR</b>
<b>ADDRESS:</b>	<b>32 CATHEDRAL ROAD, PONTCANNA</b>
<b>FROM:</b>	Nerys Lloyd-Pierce
<b>SUMMARY:</b>	Question to the Council's Tree Officer; If Planning Committee grants planning permission, does that mean the tree has no further protection?
<b>REMARKS:</b>	Tree Officer Response If planning permission is given and following such permission all 'pre-commencement' planning conditions are discharged (i.e. those conditions that require matters to be agreed and approved before development is commenced), then the beech could be removed without the need for further consent, but only if the planning permission is being implemented, not as a one-off act. Otherwise, removal would require approval via a Conservation Area notice.

<b>PAGE NOS. 92 &amp; 132</b>	<b>APPLICATION NOS. 18/01064/MJR &amp; 18/01065/MJR</b>
<b>ADDRESS:</b>	<b>SUFFOLK HOUSE, ROMILLY ROAD, CANTON</b>
<b>FROM:</b>	Rob Mitchell – WGY (Agent for application)
<b>SUMMARY:</b>	<p><i>On behalf of the applicant, Quin &amp; Co Ltd, we wish to make the following representations.</i></p> <p><i>As you are aware the above referenced applications were initially considered at Planning Committee on 6th February. Determination of the applications was deferred to the 20th March Planning Committee.</i></p> <p><i>In light of the discussions at the 6th February Committee we take this opportunity to briefly address the most pertinent matters raised, below.</i></p> <p><b>Wall failure</b></p> <p><i>The site used to be in Council ownership but is now in private ownership. Responsibility for trees rests with the owner(s) of the land on which they are growing. The Occupiers Liability Act 1957 &amp; 1984 stipulates there is a duty for the landowner to take reasonable care to ensure that trees on their land do not pose a threat to people or property.</i></p> <p><i>The wall failure is a public safety risk. Specialist engineering advice submitted with the application confirms urgent need for remediation of the wall. Specialist arboricultural advice considers alternative options and concludes on the necessity to remove associated trees. Council officers concur with these expert findings and have concluded the proposed course of action which includes the removal of affected trees is appropriate.</i></p> <p><i>Given the planning position we understand notice has now been served under s.211 of the Town and County Planning Act to carry out emergency tree works, in the interests of public safety. The trees are dangerous and a legal nuisance insofar as they are damaging the wall. The site owner will bear the cost of the remedial work.</i></p> <p><b>Alternative access from Romilly Road</b></p> <p><i>An alternative access from Romilly Road was considered at the outset of the project (outlined in the Design and Access Statement submitted with the application) when it was found it is not technically feasible owing to the site level changes and not beneficial from a design perspective – the resulting</i></p>

redevelopment's massing and abutment would be detrimental to the existing Villa. Crucially, access from Romilly Road would not eliminate the need to remediate the collapse of the Romilly Road wall.

### **Compensatory planting**

As officers advise in the report to Committee the planning application proposals provide "...opportunity to seek appropriate replacement planting. This would not be the case had notice been served on the LPA outside of the application process. Given the health and safety concerns arising from the trees and wall, it is unlikely that the LPA would have sought to have protected the trees had this approach been taken."

We respectfully remind Councillors:

- Unaffected trees are retained in situ, and a comprehensive compensatory scheme is proposed;
- Proposed new specimens are large semi-mature specimens, not saplings;
- Officers confirmed mixed maturity trees are needed at sites across the city - the proposals reflect this and in that sense are a benefit.

### **Conservation Area**

Planning Policy Wales is clear that "Positive management of Conservation Areas is necessary if their character or appearance are to be preserved or enhanced<sup>1</sup>" (our emphasis)

The on-site trees are unquestionably a highly important consideration, but one consideration of many. The ugly extension and additions to the Villa are harmful to the conservation area. Despite concerted efforts without beneficial reuse the Villa will continue to deteriorate, attract anti-social behaviour and detract from the conservation area. The damaged wall is unsafe and unsightly – it is also harmful to the conservation area.

The application proposals remedy the on-site issues (trees and built development) and deliver wider enhancement.

The local concerns expressed are not entirely representative of local opinion which also identifies the site as an eyesore and welcomes the restoration of the Villa, repair of the boundary wall and retention of unaffected trees as improving

	<p><i>the site. The townhouses are much needed family homes, designed sympathetically and in keeping with the area. The proposals include financial contributions to delivering affordable housing and public open space. If planning permission is withheld none of these benefits will be secured.</i></p> <p><i>The wider planning balance weighs firmly in favour of permitting the planning application proposals and securing a redevelopment which not only appropriately compensates tree loss but delivers the wider planning benefits and enhances the conservation area overall.</i></p>
<b>REMARKS:</b>	<p>Comment noted and included for members consideration. The material planning considerations associated with the application have been addressed in the committee report.</p>

<b>PAGE NOS. 92 &amp; 132</b>	<b>APPLICATION NO. 18/01064/MJR &amp; 18/01065/MJR</b>
<b>ADDRESS:</b>	<b>SUFFOLK HOUSE, ROMILLY ROAD, CANTON</b>
<b>FROM:</b>	Hugh James Solicitors
<b>SUMMARY:</b>	<p><b>Hazardous Trees at Suffolk House, Romilly Road, Canton, Cardiff</b>  <b>Planning Authority Reference: 18/01064/MJR &amp; 18/01065/MJR</b></p> <p>This letter is intended to provide advice on the responsibilities of landowners for trees on their property and to set out the legal position regarding hazardous trees.</p> <p>The common law duty on a landowner is to do <i>'what is reasonable in all the circumstances to prevent or minimise the risk of interference with or damage to the property of his neighbour'</i>. Typically the type of damage caused by trees can be anything from dried or damaged lawns, patios, walls, drainage or heave and subsidence to buildings. When there is damage being caused by a tree or a risk of damage in the future, it will often be the case that the tree will need to be felled to provide a permanent and satisfactory resolution.</p> <p>If trees are causing damage to another property, there will be a liability on the part of the tree owner in nuisance and possibly negligence to any potentially affected neighbouring property to remedy the problem and possibly pay for damage caused.</p>

### **Nuisance Caused by Trees**

Trees can present a risk of damage to persons or property if they become dangerous. For example if the tree is dead, hollow, has dead branches which may fall or is allowed to grow too tall or out of control, or too close to buildings.

The tree owner will potentially be liable to any person injured or in respect of property damage if the risk presented by the tree is something which they knew, or should have known about and the damage or injury was foreseeable.

### **Trees Adjacent to Highways**

Where a tree has branches overhanging a highway, the normal rules apply to determine the duty of care owed by the tree owner; however, higher standards of care and action may be required, because of the risk to vehicles and pedestrians.

The tree owner may be liable in negligence, nuisance (or both) if damage or injury is caused to a motorist or pedestrian by a tree encroaching onto the highway.

In the notable case of *Quinn v Scott [1965] All ER 588* a beech tree fell across the highway and caused a vehicle to go out of control. The vehicle struck the claimant's car and caused him injuries. A forestry adviser had been employed by the tree owner and the tree was not felled despite signs of disease. The tree owner was liable in negligence.

### **Occupiers Liability Acts 1957 and 1984**

A tree owner also has a duty under the Occupiers Liability Act to take reasonable steps to ensure visitors or trespassers on their land are safe. In practice this means that if a tree falls and causes damage to a person or property then the tree owner may be liable.

### **The Trees at Suffolk House, Romilly Road**

Our client's property, Suffolk House on Romilly Road, has a number of trees in situ. A number of the trees have been allowed under previous ownership, by the Local Authority, to grow to some height and in close proximity with the adjacent highway.

Our client has presented to you, as part of the planning application submission, an Structural Assessment of the site

	<p>boundary retaining wall prepared by Vale Consulting dated 19th May 2017 and Tree Technical Note ("the Technical Note") prepared by Treecare Consulting dated 24 April 2018. These identify that the pressure generated by the roots of the adjacent trees and the displacement of the surrounding soil structure has caused partial failure of the wall and that the section of the wall adjacent to the Copper Beech tree and Common Lime (T5 &amp; T6) is close to complete failure.</p> <p>The diminishing condition of the wall therefore represents a risk to public safety, should it collapse into the adjacent footpath, which includes a bus stop. With this knowledge, our client has a duty to exercise reasonable care to prevent unreasonable risk of harm or damage.</p> <p>Our client has been provided with expert opinion which confirms the only reasonable course of action would be to fell the trees in question.</p> <p><b>Trees in Conservation Areas</b></p> <p>Anyone proposing to cut down or carry out work on a tree that is in a Conservation Area but not protected by a TPO must give the local planning authority ("LPA") six weeks' prior notice under section 211 of the Town and Country Planning Act 1990.</p> <p>Our client, as part of the submitted planning application proposals, is prepared to plant appropriate trees as replacements which, as the Council's Tree Officer has commented, <i>'could reasonably be considered to enhance the character of the Conservation Area'</i>. We, therefore, see no reasonable or justified grounds for the Local Authority to refuse consent to fell the trees which are currently presenting a hazard to property, pedestrians and vehicles.</p> <p>As you will appreciate, our client is making every effort to satisfy their duty of care. If our client is prevented from felling the trees as they wish to do, they will consider the Local Authority to have contributed to any harm or damage which is caused by the trees.</p>
<b>REMARKS:</b>	Comment noted and included for members consideration. The material planning considerations associated with the application have been addressed in the committee report.

<b>PAGE NOS. 140 &amp; 158</b>	<b>APPLICATION NOS. 18/3028/DCH &amp; 18/3029/DCH</b>
<b>ADDRESS:</b>	<b>ST. PEBLIG, 1 THE CATHEDRAL GREEN, LLANDAFF</b>
<b>FROM:</b>	Carolyn Merrifield, Downs Merrifield Architects
<b>SUMMARY:</b>	<p>The application before you is recommended for refusal by Officers despite, and following, extensive and positive pre-application dialogue which indicated that the scheme would be acceptable.</p> <p>By way of detail, we submitted the Pre-App (ref PA18/00096) in August 2018 with a full set of drawings and a heritage Impact Statement. We met the planning officer on site, in early September so that the scale of the extension and its impact on the conservation area and the neighbours could be understood.</p> <p>Following the meeting and feedback from the planning and conservation officer regarding Scale, Materials and Details the scheme was amended in line with their suggestions as follows:-</p> <ul style="list-style-type: none"> <li>• The second storey extension within the roof was omitted</li> <li>• The design was updated to make the first floor totally traditional and the ground floor modern</li> <li>• Extra notes were added the about materials to tie in better with the context</li> <li>• Added commentary about and overlooking and including dimensions as discussed.</li> <li>• Changed windows to first floor to traditional timber</li> <li>• Removed the rooflights to the pitched roof</li> </ul> <p>We also updated the Heritage Statement to explain why the extension design more fully, the impact on the neighbouring properties as well as the methods taken to mitigate impact on the listed building.</p> <p>There were some further comments from the Conservation Officer in October confirming that “the principle of the first floor is now considered acceptable”, but asking for some minor changes on the ground floor which we also implemented in October (the introduction of a masonry column).</p> <p>There were some further late measures required in respect of bats which were resolved fully, before submitting the agreed scheme with no further changes in early January 2019.</p> <p>Once the scheme was submitted a number of objections were raised, including a detailed one from the neighbour</p>

	<p>concerned with scale and design, which we responded to in full with some further drawings showing that overshadowing was not an issue on the neighbour.</p> <p>The planning recommendation for refusal is on three grounds:</p> <ol style="list-style-type: none"> <li>1. Un-Neighbourly</li> <li>2. Overbearing Form</li> <li>3. Impact on the Conservation Area</li> </ol> <ol style="list-style-type: none"> <li>1. Every effort has been made to ensure the modest extension does not overlook or overshadow the neighbour, who was consulted during the process; ensuring that they can continue to maintain his own glazed extension which goes onto the boundary wall</li> <li>2 We dispute that the form is overbearing on the basis that this is a tight urban site with surrounded by larger buildings which overlook the gardens of 1 and 3 The Cathedral Green – from the Café, Chinese restaurant and the uncompromising form of the Institute. In fact this extension provides some very minor screening from the adjoining café to the gardens whilst maintaining the long views.</li> <li>3. The impact on the conservation area is minimal as recognised by the lack of objection by the conservation officer in the Council report Item 5.1</li> </ol>
<b>REMARKS:</b>	<p>The comments are noted.</p> <p>Pre-application advice is given on a without prejudice basis. Point 3 reason for refusal is not on the impact on the conservation area as stated. Reason is harm on setting of adjacent listed building 6 High Street.</p>

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<b>ADDRESS:</b>	<b>SYCAMORE LODGE, GABALFA ROAD, LLANDAFF NORTH</b>
<b>FROM:</b>	Mr R C James, 41 Gabalfa Road, Llandaff North
	<p>Thank you for your letter of the 30<sup>th</sup> January 2019 about the above proposed planning application.</p> <p>I can confirm that I have no objections to the proposed amended plans that have been submitted to you.</p>
<b>REMARKS:</b>	Noted



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