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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	THURSDAY, 19 APRIL 2018, 1.30 PM
Venue	COMMITTEE ROOM 4 - COUNTY HALL
Membership	Councillor Keith Jones (Chair) Councillors Gordon, Ahmed, Asghar Ali, Congreve, Driscoll, Goddard, Hudson, Jacobsen, Jones-Pritchard, Lay and Keith Parry

1 **Apologies for Absence**

2 **Minutes**

To approve as a correct record the minutes of the meeting held on 15 March 2018.

3 **Declarations of Interest**

To be made at the commencement of the agenda item in question, in accordance with the Members Code of Conduct.

4 **Petitions**

Petitions have been received in relation to the following applications in accordance with Committee Meeting Procedural Rule 14.2. The petitioners have been advised of their right to speak and the applicants/agents of their right to reply:

Application no 18/00074/MNR, 23 Dinas Street, Grangetown
Application no 18/00089/MJR, Land at Harrison Drive, Trowbridge

5 **Development Control Applications**

a 18/00034/MNR, 105 Romily Road, Canton

b 18/00074/MNR, 23 Dinas Street, Grangetown

c 17/03026/MJR, Land at Junction of North Road and Maindy Road, Cathays

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- d 17/02832/MJR, 116-118 City Road, Plasnewydd
- e 18/00089/MJR, Land at Harrison Drive, Trowbridge
- 6 Applications decided by Delegated Powers**
- 7 Urgent Item (s) (if any)**
- 8 Date of the Next Meeting - 9 May 2018**

Davina Fiore

Director Governance & Legal Services

Date: Friday, 13 April 2018

Contact: Kate Rees, 029 2087 2427, krees@cardiff.gov.uk

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PLANNING COMMITTEE

15 MARCH 2018

Present: Councillor Keith Jones(Chairperson)
Councillors Gordon, Ahmed, Asghar Ali, Congreve, Driscoll,
Goddard, Hudson, Jacobsen, Jones-Pritchard, Lay and
Keith Parry

67 : APOLOGIES FOR ABSENCE

No apologies for absence were received.

68 : MINUTES

The minutes of the 7 February 2018 were approved as a correct record.

69 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Congreve Driscoll	P314 & 344 18/00027/MJR	Lives in Walters Square Expressed view whilst exchanging with local residents
Jones-Pritchard	Mill Road	Spoken against application.

70 : PETITIONS

Application no, 15/02960/MNR, 30 Springfield Gardens
Application no, 16/03067/MNR, Land off Mill Road
Application no, 17/02784/MNR, Land at Howard Gardens
Application no, 18/00027/MJR, Former Ian Williams Ltd, Sanatorium Road.

71 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town & 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 & Conservation Area Act 1990).

APPLICATIONS GRANTED

16/03067/MNR – WHITCHURCH/TONGWYNLAIS

LAND OFF MILL ROAD
Proposed residential dwelling.

18/00027/MJR – CANTON

FORMER IAN WILLIAMS LTD, SANATORIUM ROAD
Alterations and extensions to existing mosque (use Class D1, non-residential institutions) including two-storey mosque with minaret, dome, attached two-storey Imam's residence and single storey detached community facility together with parking and associated works.

Subject to an additional Condition 32 to read:

'No development shall take place until plans showing details of the proposed floor levels of any building in relation to the existing ground level and the finished levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The finished floor level of the Imam's residence shall be a minimum of 8.0 meters AOD. The development shall be constructed and completed in accordance with the approved details'

17/02129/MNR – RUMNEY

639 NEWPORT ROAD
Change of use to a 'Transit stay care home' ancillary to adjacent care home with side and rear extensions, loft conversions with rear dormer and ramp for disabled access.

17/01419/MJR – CATHAYS

BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK
Demolition of Bradley Court retaining 11 Park Place.
Conservation Area Consent.

Subject to an amendment of Condition 3 to read:

'No demolition shall be commenced until such time as the applicant can evidence to the Council that the site will be redeveloped within 12 months of the date of the demolition of the Bradley Court office building for a scheme for which planning permission has been granted'

17/01418/MJR – CATHAYS

BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK
Demolition of Bradley Court retaining 11 park Place redevelopment and change of use to student accommodation (use class SU1 Generis) comprising studios and communal spaces together with ground floor restaurant (use class A3) and associated works.
Listed Building Consent.

APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990:

18/00123/MJR – HEATH

PART OF FORMER PHOENIX ESTATE, CAERPHILLY ROAD

Demolition of existing site buildings and redevelopment of site for 53 affordable dwellings with associated access, car parking, landscaping and drainage works.

Subject to an additional Condition 25 to read:

‘Prior to implementation of any boundary treatment along the eastern boundary with the adjoining Aldi site shall be submitted to and approved in writing with the Local Planning Authority. The boundary treatment shall be undertaken in accordance with the approved details and shall thereafter be retained’

17/03102/MJR – LLANISHEN

TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE

Removal of Conditions 5, 6, 7, 16 and 21 of 14/00283/DCO

17/01672/MJR – BUTETOWN

ITEC TRAINING SOLUTIONS LTD, CRAWSHAY COURT, 6 CURRAN ROAD

Demolition of existing buildings and construction of 25 storey apartment building (140 no units) with ancillary areas, parking A1/A3 Unit(s) and residential roof terrace.

Subject to an amendment of Condition 6 to read:

‘No development shall take place until a photographic survey of the adopted highway adjacent to the site has been submitted to and approved in writing by the Local Planning Authority nor shall any development take place until a scheme of public realm reinstatement works to this highway has also been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to the reinstatement/resurfacing as required of the carriageway and footway abutting the site to include surfacing, kerbs, edging, drainage, lighting, lining, signing and street furniture required as a consequence of the scheme. Any reinstatement works deemed necessary by the Local Planning Authority shall be completed prior to the occupation of any part of the development’

Subject to an amendment of Condition 13 to read:

“ Outside the hours of 07:00 to 23:00..”

17/02404/MJR – BUTETOWN

FORMER BROWNING JONES AND MORRIS, DUMBALLS ROAD

Demolition of existing warehouse and erection of 206 residential flats over two buildings with associated public square 4, no, commercial units potentially comprising A1/A2/A3/B1 uses, parking, residents roof terrace and public realm works.

Subject to an amendment to Condition 12 to read:

'No development shall take place until a scheme showing the architectural detailing of the buildings and the means of enclosing the 8th floor garden has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into beneficial use until the approved scheme is implemented'

17/02618/MJR – ADAMSDOWN

LAND AT HOWARD GARDENS

Erection of building (between 4-11 storeys) for mixed use purposes including restaurant (class A3) (part ground floor) and residential accommodation for students comprised in a combination of cluster flats (up to 61 no) and studios (up to 50 no) with associated accommodation and works following demolition of existing buildings.

17/02936/MJR – GRANGETOWN

LAND TO THE WEST OF CLIVE LANE

Reserved matters application for appearance landscaping, layout and scale in respect of 101 new dwellings approved under outline permission 15/02834/MJR

Subject to an additional Condition 13 to read:

'All planting, seeding, turf-laying and paving shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation'

Subject to an additional Condition 10 to read:

'No development shall take place until detailed plans showing the position and form of construction of all roads and footpaths within the site and the method of disposal of all surface water drainage therefrom have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details'

Subject to an additional Condition 11 to read:

'No dwelling shall be occupied until that part of the road and footpath which provides access to it and all surface water drainage works for the said road have been laid out,

constructed and completed (except for the final surfacing) in accordance with the approved plans'

Subject to an additional Condition 12 to read:

'Prior to the commencement of development a comprehensive phasing plan for the construction of the roads, footpaths and other publicly accessible areas shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan shall identify phases of construction of development and where required shall ensure safe and convenient pedestrian, cycle and vehicular access through those areas not under construction or where construction is complete. The development shall be carried out in accordance with the approved phasing plan'

Subject to an additional Condition 14 to read:

'No construction works shall commence until a scheme for the disposal of foul drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development.'

17/03101/MJR – LLANISHEN

FORMER TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE.
Submission of details for approval of access, appearance, landscaping, layout and scale for no 121 dwellings pursuant to outline consent 14/00283/DCO.

17/1417/MJR – CATHAYS

BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK
Demolition of Bradley Court retaining 11 Park Place, redevelopment and change of use to student accommodation (use class SU1 generis) comprising studios and communal spaces together with ground floor restaurant (use class A3) and associated ancillary works.

Subject to an amendment to Condition 7 to read:

'Ground Gas Protection: Prior to the commencement of development (excluding demolition) a scheme to investigate and monitor the site for the presences of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for approval. Following completion of the approved monitoring scheme, 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 LPA. If no protection measures are required then no further actions will be required. 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 a time as the Local Planning Authority agrees in writing that the measures are no longer required'.

Subject to an amendment to Condition 8 to read:

‘Contaminated Land Assessment: Prior to the commencement of the development (excluding demolition) an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings shall include:

- (i) Desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a ‘conceptual site model’ (CSM) which identifies and assesses all identified potential source, pathway and receptor linkages;
- (ii) Intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) Assessment of the potential risks to human health, groundwater and surface waters, adjoining land, property (existing or proposed), archaeological sites and ancient monuments, and any other receptors identified at (i); (iv) appraisal of remedial options, and justification for the preferred remedial options (s).’

Subject to an amendment to Condition 9 to read:

‘Remediation and Verification Plan: Prior to the commencement of the development (excluding demolition) 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 nature 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’

Subject to an amendment to Condition 15 to read:

‘Drainage Scheme: No development (excluding demolition) shall take place until a drainage scheme for the disposal of both surface water and foul water including any connection to the existing drainage system has been submitted to and approved by the Local Planning Authority. No part of the scheme shall be occupied until the approved scheme is implemented’

Subject to an amendment to Condition 24 to read:

‘Landscaping: No above ground works shall take place until full details of soft 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.
- Existing and proposed services and drainage above and below level.

- Schedules of plant species, sizes, numbers and 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.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect and including full details of oversight of landscaping implementation by the project 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.'

Subject to an amendment to Condition 30 to read:

'Delivery and Servicing Management Plan: No above-ground works shall be commenced until a plan for the management of delivery and servicing associated with the building has been submitted to and approved by the Local Planning Authority; the plan to include as required but not limited to the management of day to day access, deliveries and servicing, details of the maximum vehicle size (s), times and days of permitted access, control and management of noise. Management of the delivery and servicing associated with the development shall be carried strictly in accordance with the plan so approved.

Subject to an amendment to Condition 32 to read:

'Historic Building Record: Unless otherwise agreed in writing with the LPA no works to 11 Park Place shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority'.

APPLICATIONS REFUSED

17/02784/MNR – PENYLAN

15 TY-DRAW ROAD

Conversion of dwelling to guest house and conversion of garage to kitchen and rear dormer and the installation of roof lights into the front, rear and side roof slopes.

15/02960/MNR – RADYR

30 SPRINGFIELD GARDENS, MORGANSTOWN

4, no new build detached dwelling houses in land to the rear of 30 Springfield Gardens, Morganstown (including demolition of detached garage structure and associated external works)

REASON:

1. The proposed development would be likely to give rise to an unacceptable loss of amenity to neighbouring and future occupiers by virtue of loss of privacy and being overbearing and unneighbourly development. As such the proposal would be contrary to criterion x. of Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan, Paragraphs 3.5 and 4.11 of the Cardiff Infill Sites Supplementary Planning Guidance (November 2017) and paragraph 9.3.3 of Planning Policy Wales (Ed.9,2016).'

APPLICATIONS DEFERRED

18/00034/MNR – CANTON

105 ROMILY ROAD

Change of use from 3 bed dwelling to 7 bed house in multiple occupation and construction new single storey extension and dormer to loft conversion.

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

APPLICATIONS WITHDRAWN

17/02832/MJR – PLASNEWYDD

116-118 CITY ROAD

Demolition of existing A3 unit and residential apartments above. Proposed A3 commercial unit at ground floor and 8 no residential student clusters accommodation on 4no storey with common facilities on the ground floor.

REASON: At the request of the applicant.

72 : PLANNING COMMITTEE DELEGATIONS

The Planning Committee considered a report on the transparent approach to delegated power arrangements with regard to the Council's planning functions and the procedure to be used in the exercise of this delegated authority.

RESOLVED: The Planning Committee AGREED:

- (i) To approve the Scheme of Delegations to the Head of Planning as set out in the Appendix to the report; and
- (ii) To ask the Constitution Committee to consider the Planning Committee's approved delegations (under recommendation (i))

above) in the Scheme of Delegations within the Constitution.

73 : URGENT ITEM (S) (IF ANY)

None

74 : DATE OF THE NEXT MEETING

19 April 2018

75 : APPLICATIONS DECIDED BY DELEGATED POWERS

February 2018 - noted

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LOCAL MEMBER OBJECTION

COMMITTEE DATE: 19/4/2018

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
 - 0170200 - SPLTA

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 15th March 2018 in order to undertake a site visit. This took place on Monday 9th 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 no properties registered as HMO's within 50m of the application site which equates to 0%.

- 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)¹ provides general empirical evidence on the issues associated with high concentrations of HMOs and Welsh Government (WG) research² 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.



TITLE NUMBER
WA984876



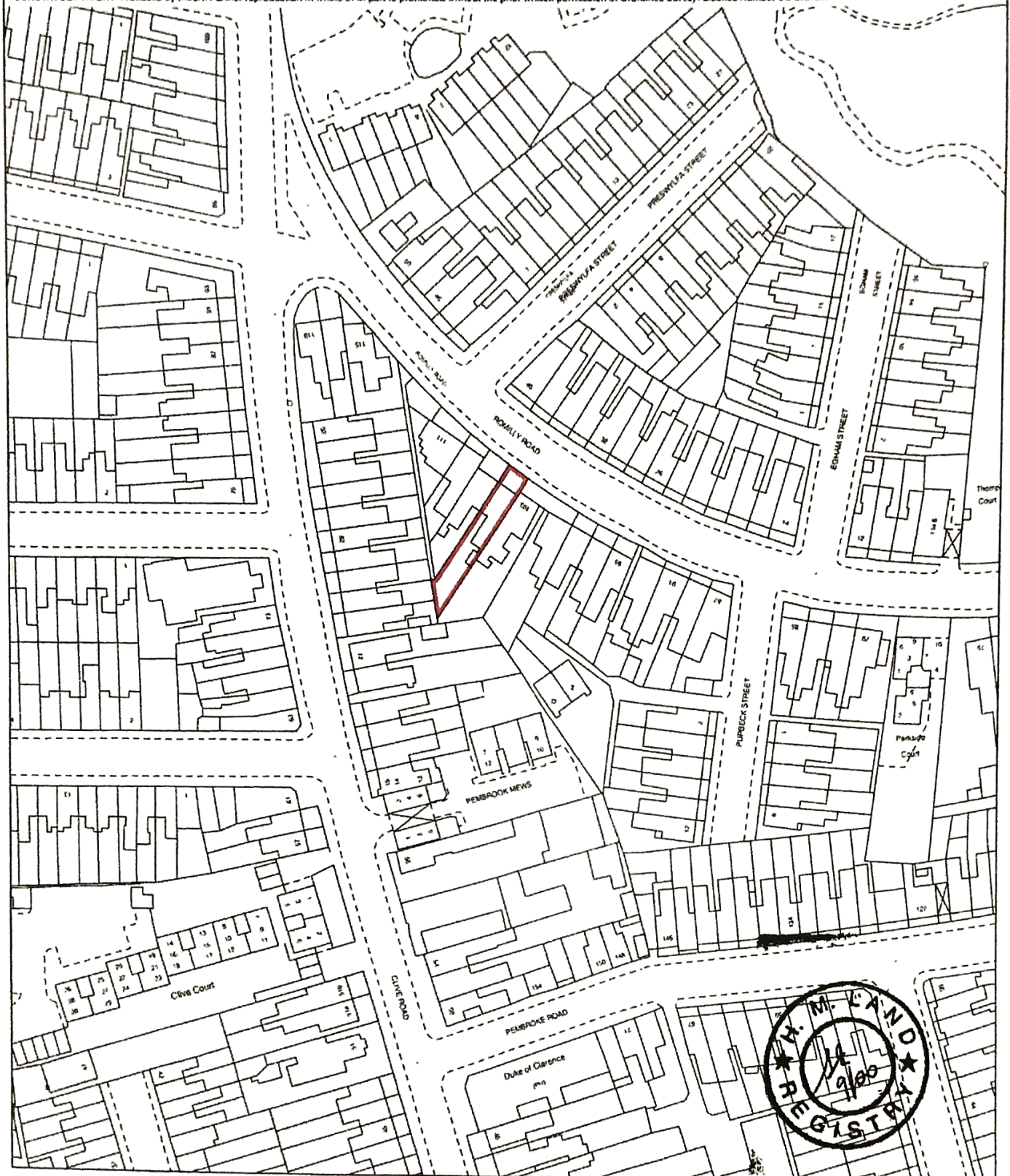
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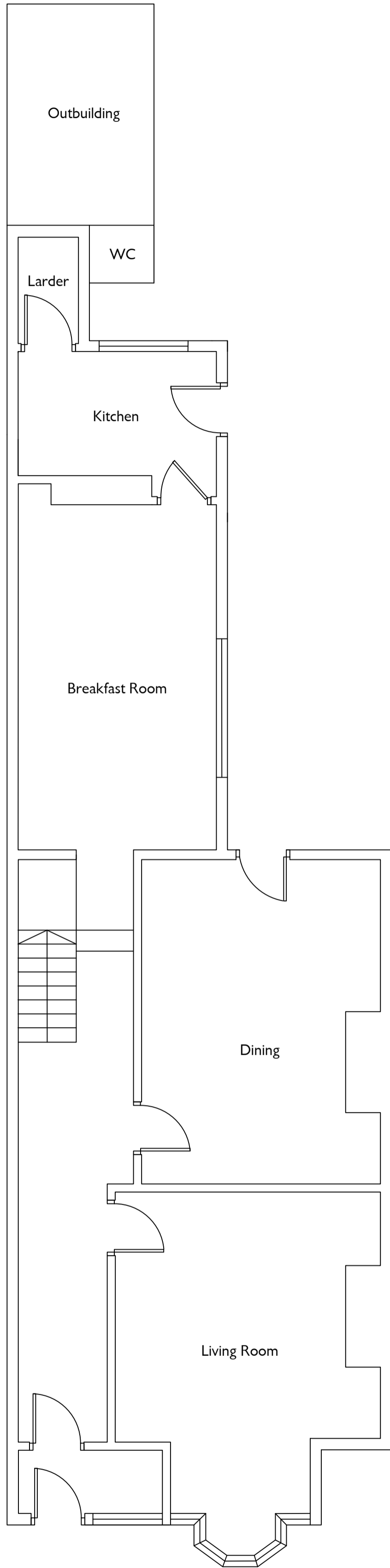
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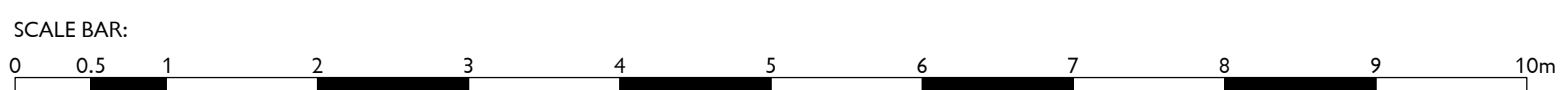




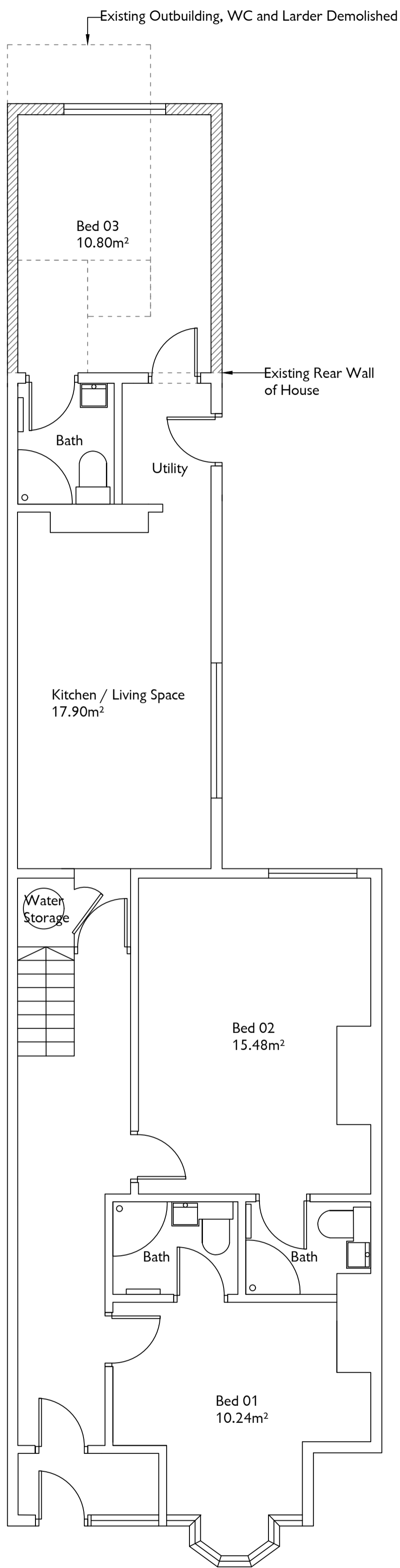
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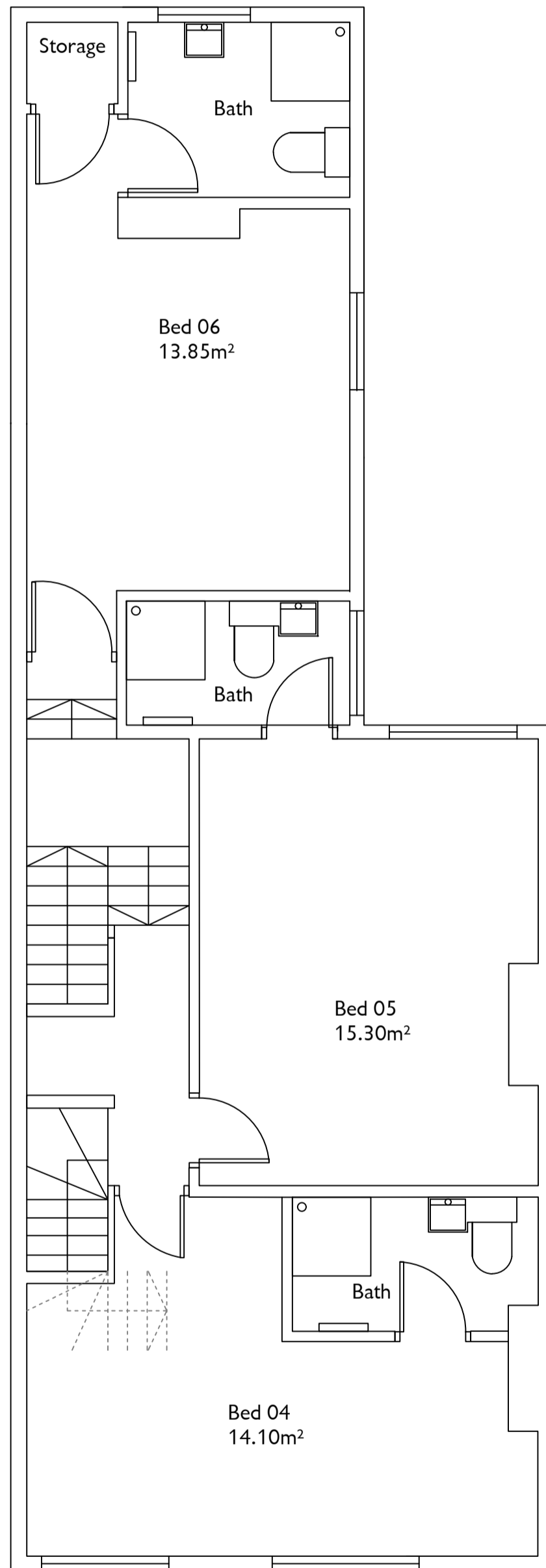
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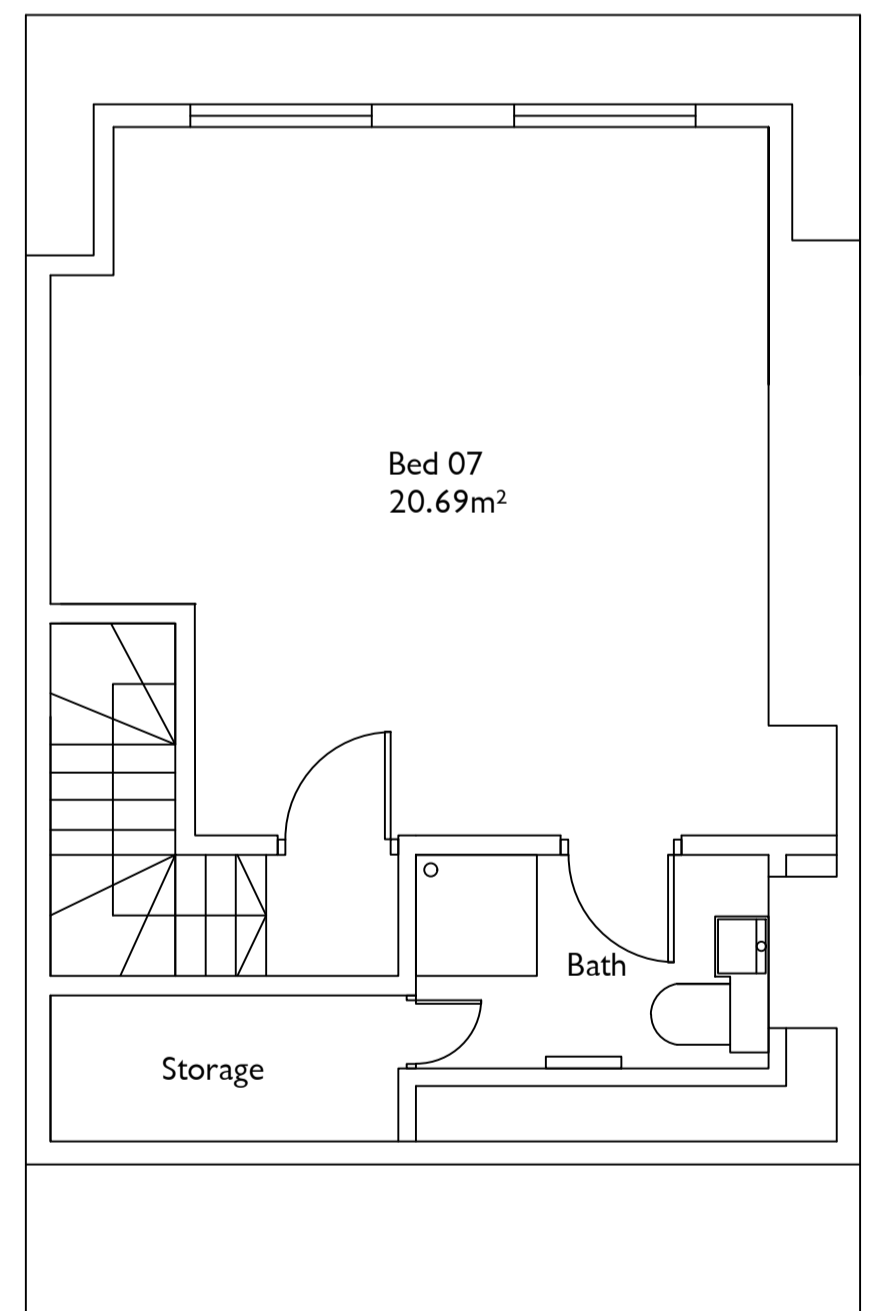
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			Dec 2017



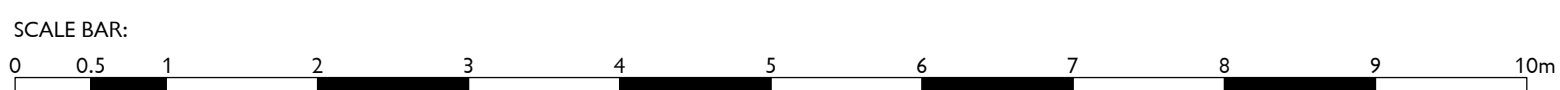
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



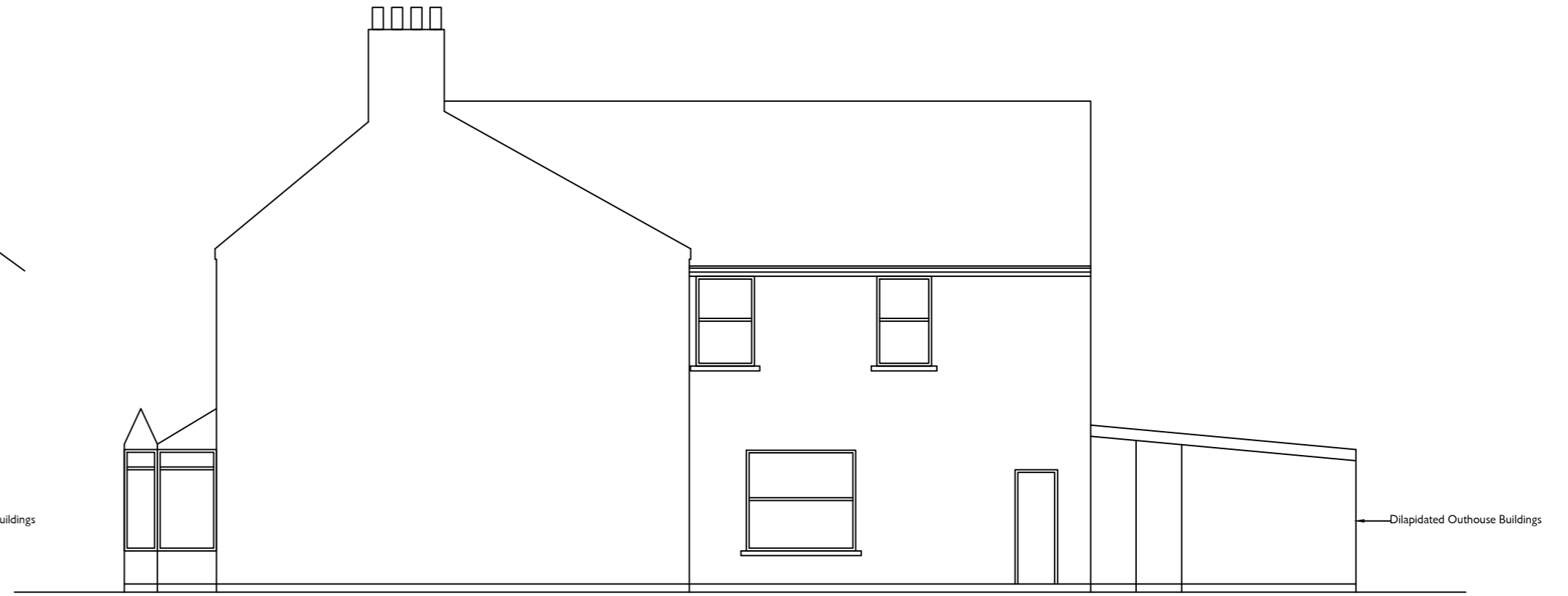
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drawing no.	revision	scale	drawn
0170200 - SPLTA	002	1:50 @ A2	approved
58 Project Number Originator Zone Level Type Role Number			date
			Dec 2017



Existing Front Elevation



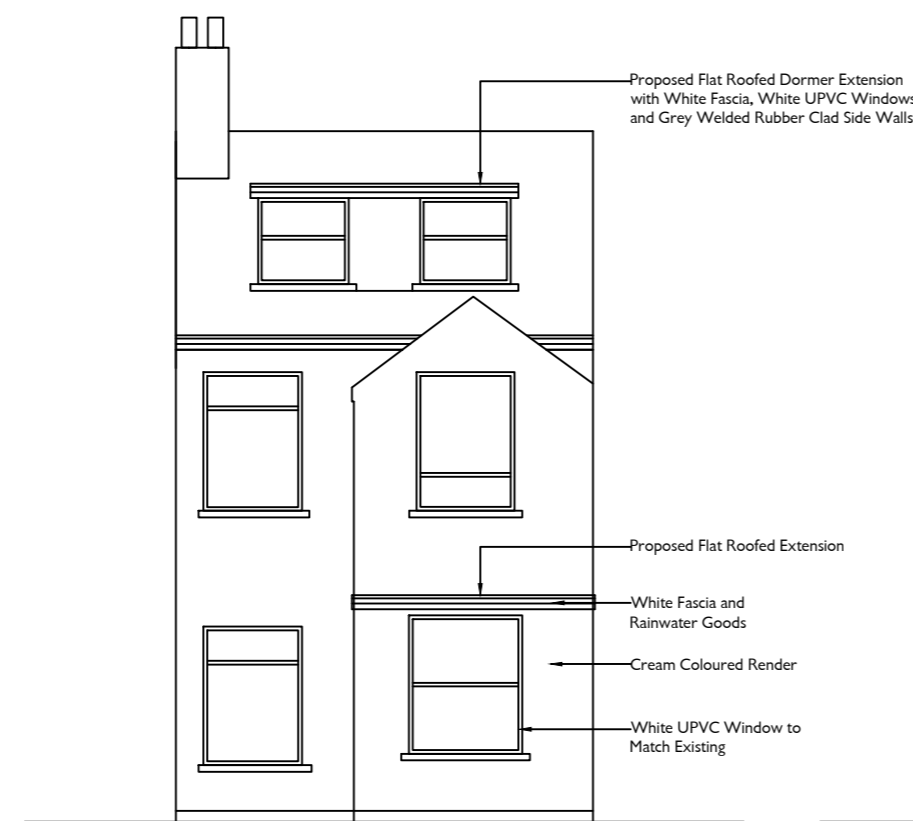
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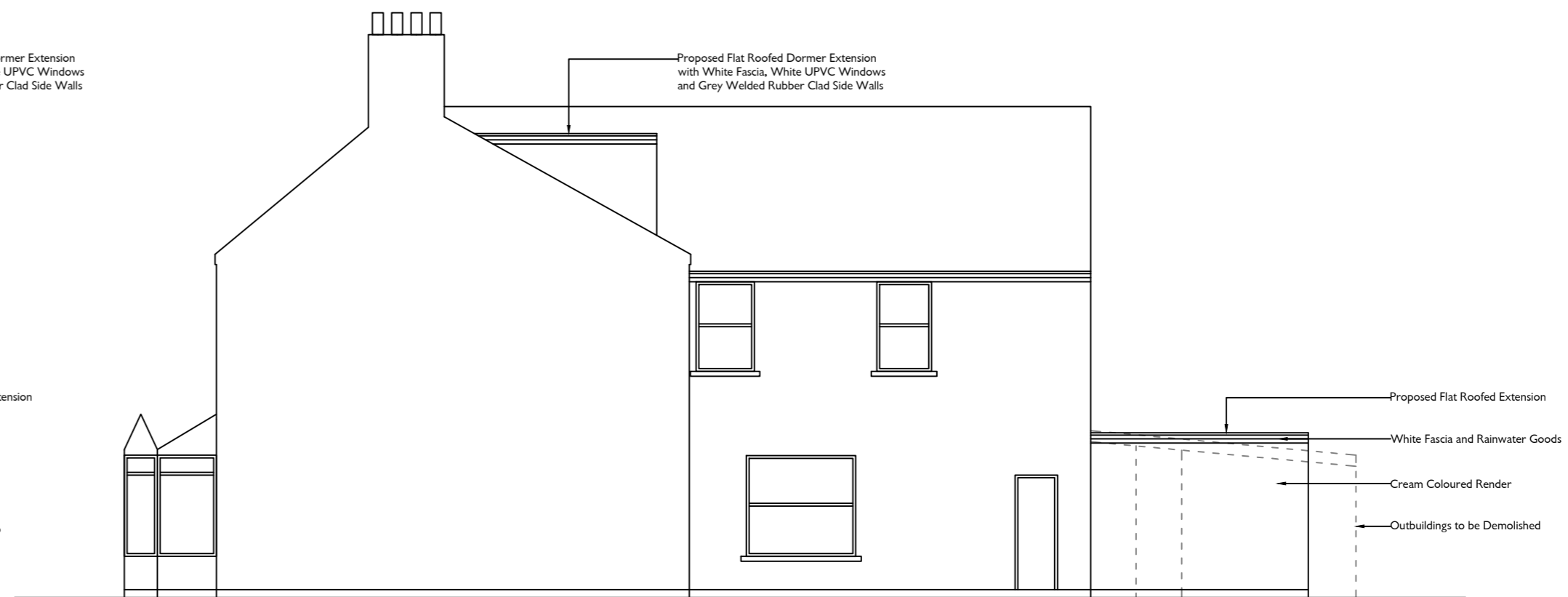
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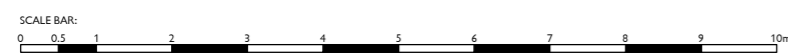
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



o client/project	o drawing	
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o drawing no.	o revision	o scale
0170200 - SPLTA	003	1:100 @ A2
SB Project Number	Originator	Zone
Level	Type	Role Number
	o approved	o date
		Dec 2017

PETITION

COMMITTEE DATE: 19/04/2018

APPLICATION No. **18/00074/MNR** APPLICATION DATE: 18/01/2018

ED: **GRANGETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Ms. L. Wakely

LOCATION: 23 DINAS STREET, GRANGETOWN, CARDIFF, CF11 6QZ

PROPOSAL: CHANGE OF USE FROM 3 FLATS TO 1 FLAT AND 6 BED HOUSE IN MULTIPLE OCCUPATION PLUS EXTERNAL ALTERATIONS

RECOMMENDATION 1 : That 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:

- Drg No LW01-2

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 the beneficial use of the property as a flat and a C4 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.

4. Prior to the beneficial use of the property as a flat and a C4 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.

5. The first floor window in the side elevation facing the rear gardens of properties in Merches Gardens shall be glazed with obscure glass and non-opening below a height of 1.8 metres above internal floor level and thereafter be so maintained.

Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 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.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission to change the use of the property from two 2 bedroom flats and one studio flat into one C4 House in Multiple Occupation and one studio flat. The HMO is to be situated on the ground and first floor and the studio flat is to remain in its present location in the second floor roofspace.
- 1.2 Internally the property accommodates two bedrooms a kitchen/living room and shower room on the ground floor; three bedrooms, an en-suite bedroom and a bathroom on the first floor; and a studio flat on the second floor. The second floor will not alter as a result of this application.
- 1.3 Externally an amenity space of approximately 85 square metres is provided to the rear of the property.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey building located at the end of a terrace of two storey properties within the Grangetown Ward of Cardiff. A dormer roof extension and two storey side extension was granted at Planning Committee on 21st July 2004 to facilitate the change of use of the property into three self-contained flats.

3. **SITE HISTORY**

Application No : 04/01304/C
Proposal : CONVERSION OF FOUR BEDROOM HOUSE TO THREE
SELF CONTAINED FLATS WITH TWO STOREY REAR
EXTENSION AND DEMOLITION OF SINGLE STOREY
REAR STORE
Application Type: FUL
Decision : PERMISSION GRANTED
Decision Date : 22/07/2004

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 an increase in the number of habitable rooms will lead to an increase in the production of waste. The landlord/owner may need to provide additional bins to accommodate this.

The plans do not show the intended storage site of the bins, however as current storage is within the frontage this will be suitable.

For 6+ residents the property will require the following for recycling and waste collections:

- 1 x 240 litre bin for general waste

- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 240 litres)

The existing flat would keep its current allocation of receptacles.

5.2 Shared Regulatory Services have requested the owner be made aware of Section 60 of the Control of Pollution Act 1974 with respect to noise from construction activities.

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 18 objections have been received from neighbouring occupiers and residents living up to 150 metres away. A summary of the objections are as follows:

1. Noise issues associated with a HMO and the opening and closing of the alley gates to access the rear parking area;
2. Waste issues associated with tenants not looking after the property;
3. Tenants moving in and out with short term contracts;
4. Parking issues associated with such a use;
5. Anti-social behaviour (including prostitution and drug use) resulting from occupiers leaving the alley gates adjacent to the application site open;
6. Over development of the site;
7. The reputation of the developer;
8. Loss of family housing;
9. Loss of privacy from the first floor window in the side elevation;
10. The development is likely to lead to a further erosion of community spirit and cohesion;
11. Limited amenity space available for occupiers to use;
12. Lack of consultation on the application
13. The property is not registered with Rent Smart Wales
14. Works have already commenced on the development

7.2 A petition of over 50 signatures has also been submitted in respect of the application

8. **ANALYSIS**

8.1 This application seeks planning permission to change the use of an end of terrace property presently in use as three self-contained flats into a C4 HMO and a flat. The present arrangement provides for two 2 bedroom flats on the ground and first floor and a studio flat in the second floor dormer roof extension. The studio flat is to remain and the two flats on the ground and first floors will be replaced by a six

bedroom HMO. A first floor window is to be inserted into the side elevation and a rear window is to be replaced with a pair of French Doors.

- 8.2 With respect to the use, the property is presently in use as multi occupancy and will remain so albeit a C3 flat and a C4 HMO as opposed to three C3 flats. There are presently 5 bedrooms at the property and the resultant development will provide 7 bedrooms. As such the main issue for this application is the impact the change of use of three C3 flats into a 6 person HMO and a C3 flat will have on the character of the area and the surrounding neighbouring properties.
- 8.3 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 Grangetown 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 no properties registered as HMO’s within 50m of the application site which equates to 0%.

- 8.4 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 Generis 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)¹ provides general empirical evidence on the issues associated with high concentrations of HMOs and Welsh Government (WG) research² 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.

- 8.5 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 4 has been imposed.
- 8.6 In respect of the comments made by Shared Regulatory Services Recommendation 2 has been included to bring to the applicant's attention Section 60 of the Control of Pollution Act 1974 in respect of noise from construction activities.
- 8.7 The property presently benefits from planning permission to be used as 3 self contained flats. Condition 4 of the planning permission requires the provision of 2 off road car parking spaces situated in the rear garden. This was not provided by the previous owner and so there is a breach of planning control in this respect. However the current owner is seeking planning permission to change the use of

the property and so the proposal has been assessed against current parking guidelines contained within the Council's Supplementary Planning Guidance on Access, Circulation and Parking Standards Approved January 2010. This identifies that the use of the property as a flat and a C4 HMO would require a minimum of 0.5 car parking spaces and a maximum of 2 car parking spaces. In respect of cycle parking provisions the SPG identifies that 2.5 cycle parking spaces will be required. The SPG on HMO's identifies that one cycle parking space is provided per occupant. As such when combining both SPG's 7 cycle parking spaces and no car parking spaces are required to be provided to be compliant and in this respect condition 3 has been imposed. The site is also in a sustainable location and within walking distance of the City Centre.

It is also considered that by not providing off street car parking this will allay the concerns of local residents who are concerned that if the rear garden is to be used for car parking then the alley gates may be left open thereby increasing the likelihood of anti-social behaviour reoccurring. As occupiers of the HMO can access the garden directly from the property without the need to access the lane this should mitigate their concerns.

- 8.8 In respect of amenity space approximately 85 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 is 25 square metres for the C4 HMO as specified in the SPG on HMO's. With respect to the flat this presently does not have direct access to the rear garden and so there is no change in circumstances in this respect.
- 8.9 In respect of the comments made by neighbouring occupiers which are not covered above the following should be noted:
1. This is not a planning issue. If a noise nuisance is created other legislation exists to deal with such issues i.e. Section 60 of the Control of Pollution Act 1974 or the Environmental Protection Act 1990 ;
 2. Condition 4 has been imposed in this respect and if occupiers are not using the facilities in the correct way then action that can be taken via Waste Enforcement if required;
 3. This is not a planning matter;
 4. See 8.7 above;
 5. This is not a planning matter;
 6. The property has previously been granted planning permission at Planning Committee for a two storey side extension and a dormer roof extension to facilitate the change of use of the property into three self-contained flats. No extensions are proposed as a result of this proposal and it is felt that the proposed use can be accommodated within the existing building;
 7. This is not a planning matter;
 8. The property is presently in a multiple occupancy use therefore it is considered that any family housing associated with the property has already been lost due to the present use as three self-contained flats;
 9. Condition 5 has been imposed in this respect;
 10. The proposal has been assessed against the SPG on HMO's and is compliant with the guidance contained within it;

11. See 8.8 above;
 12. All neighbouring properties which share a common boundary with the application site were consulted on this application in accordance with current regulations. In addition to this property the other side of the adopted highway opposite the application site were also consulted.
 13. This is not a planning matter
 14. The property has been refurbished and repairs/improvements have been undertaken which in itself does not constitute a breach of planning control.
- 8.10 In respect of the objections from the local and 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 C4 HMO and flat.

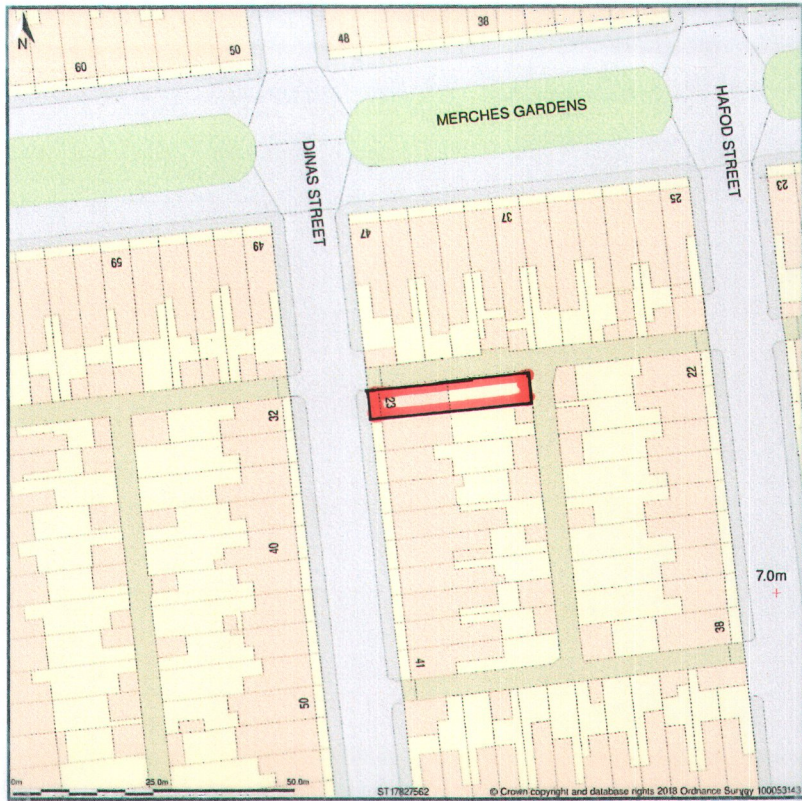
9. **OTHER CONSIDERATIONS**

- 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.

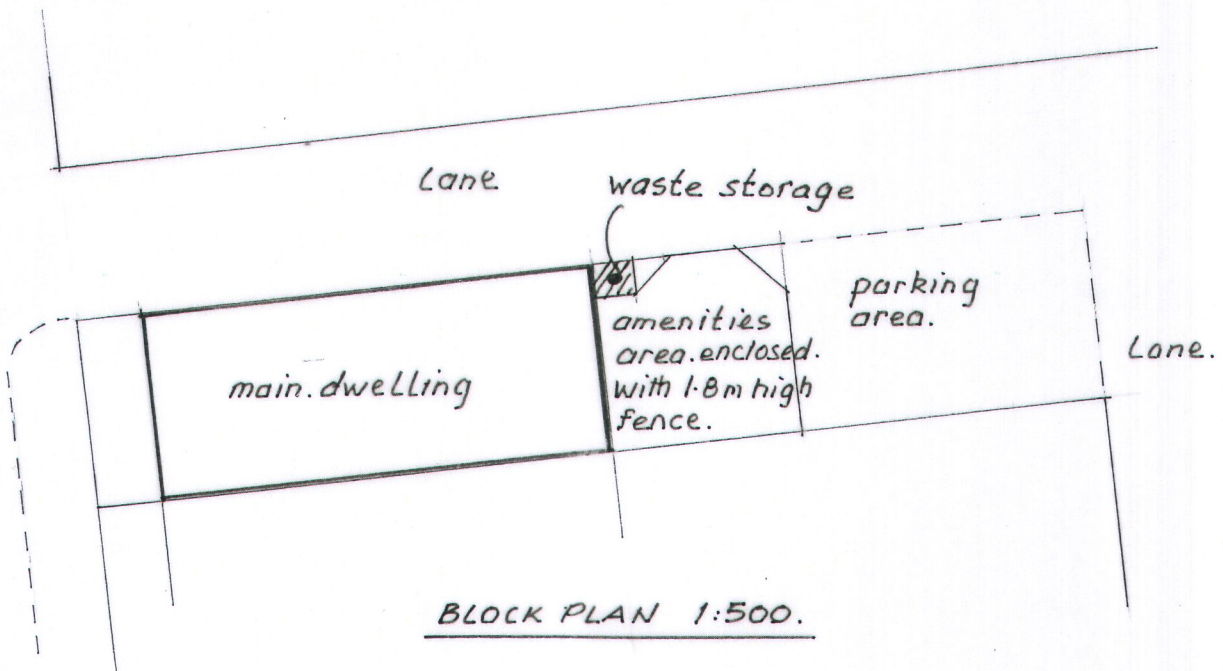
10. **RECOMMENDATION**

- 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.

18/00074

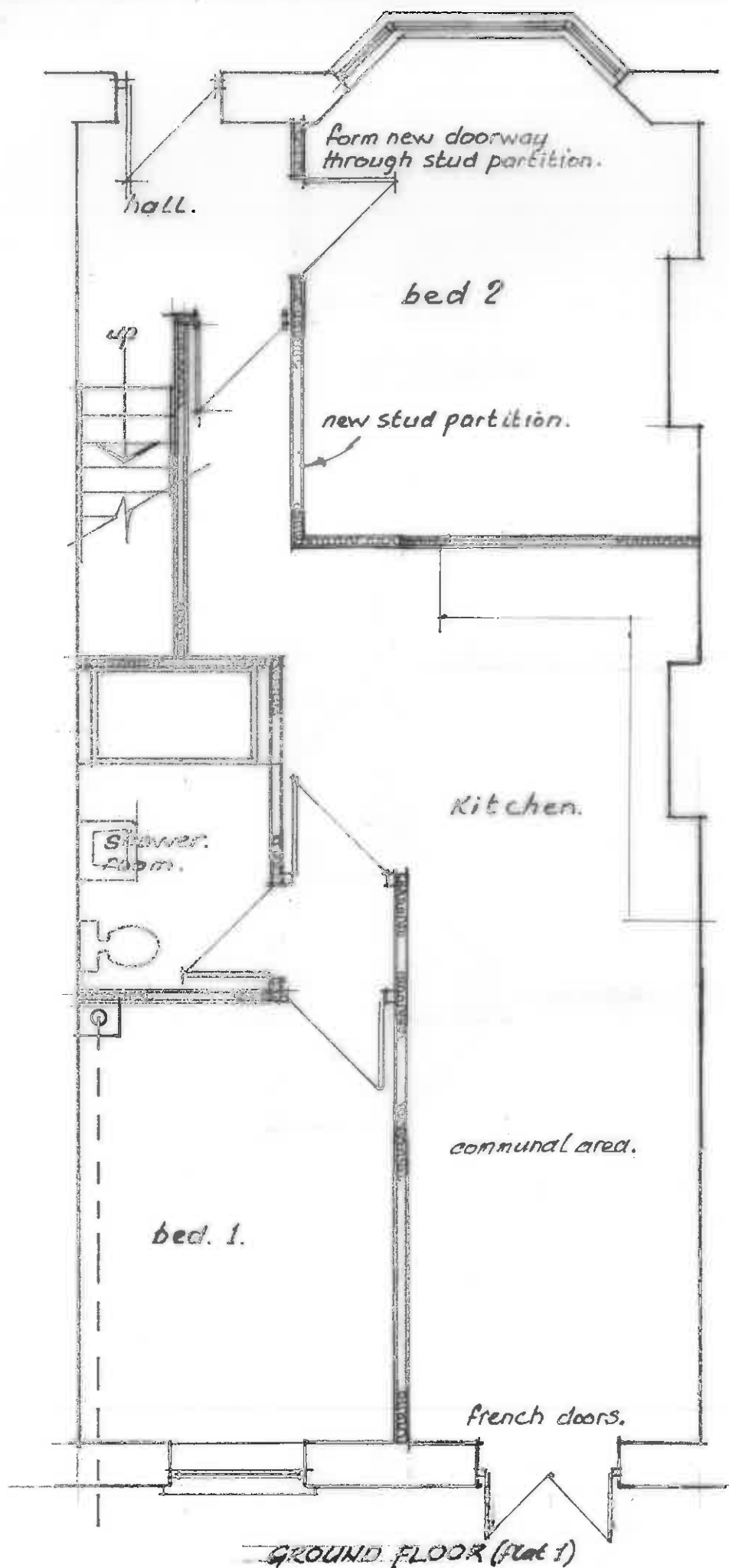


LOCATION PLAN 1:1250.

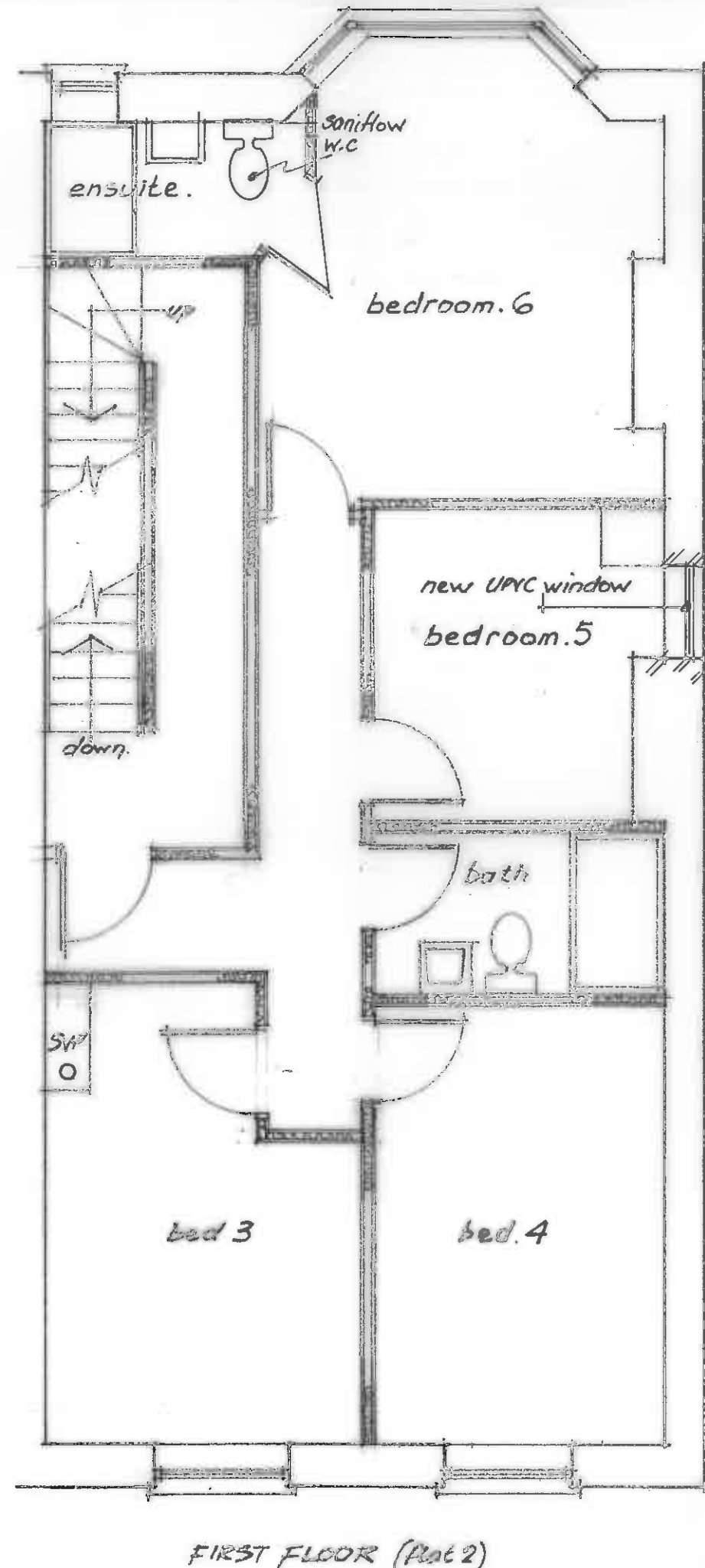


23, DINAS STREET, GRANGETOWN, CARDIFF, CF11 6QZ.

DRG NO LW01-3

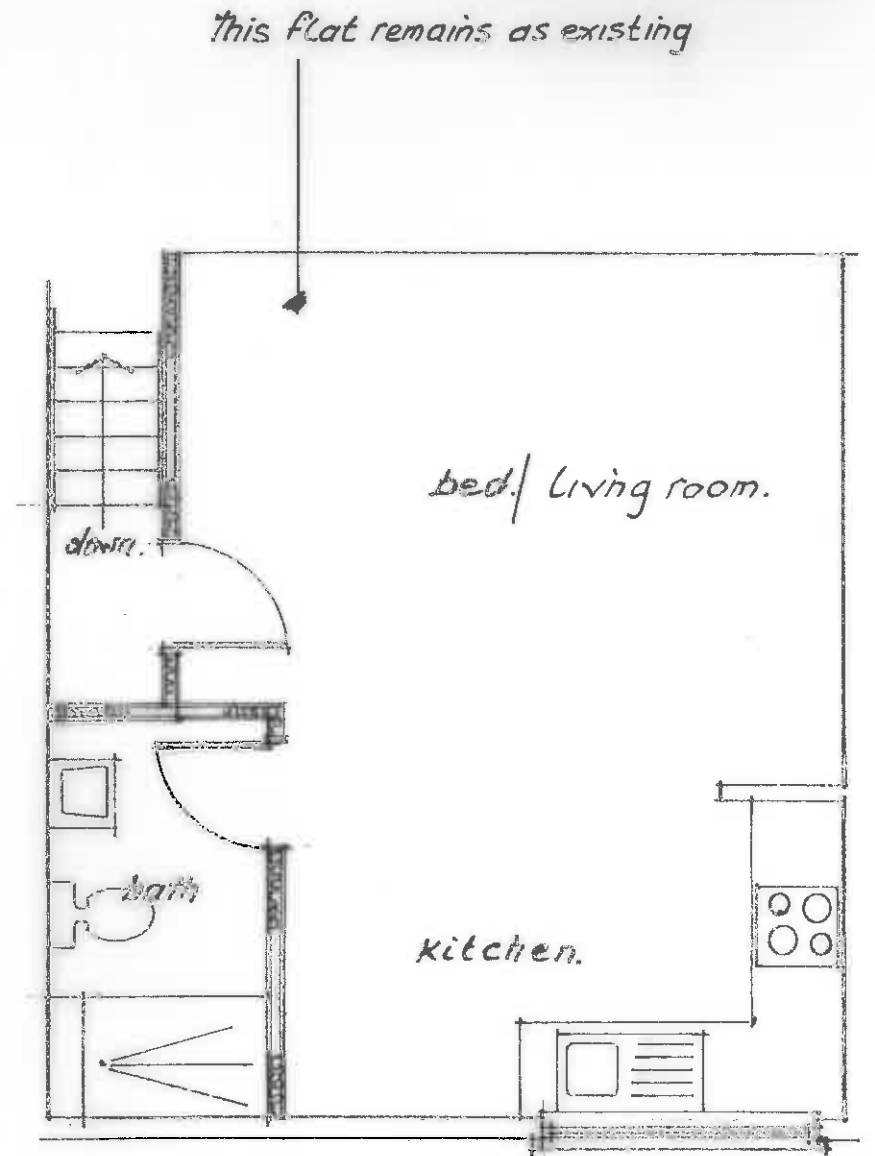


GROUND FLOOR (Flat 1)



FIRST FLOOR (Flat 2)

PROPOSED FLOOR PLANS



SECOND FLOOR (Flat 3)

PROPOSED CHANGE OF USE FROM
 3 FLATS TO 1 FLAT AND 6 BEDHMO &
 EXTERNAL ALTERATIONS
 23, DINAS STREET,
 CARDIFF CF11 6QZ.
 DEC 2017 SCALE 1:50 DEN P.J.L.
 DRG N° LW01-2

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 19/04/2018

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 8th 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 the pumping station 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-odourising 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. Prior to the commencement of any construction works, unless otherwise agreed with the LPA, the applicant is required to undertake an odour assessment addressing any potential adverse impact from odour generated by the proposed on site Foul Pumping Station. The report shall quantify the potential impact of generated odour upon existing and future residents' amenity utilising methodology set out in the Institute of Air Quality Management's (IAQM) best practise guidance; "Guidance on the assessment of odour for planning." Should the assessment indicate that existing or future residents will be made vulnerable to adverse odour then appropriate mitigation measures must be must be proposed and approved by the Local Planning Authority. These mitigation measures shall be implemented to the satisfaction of the Local Planning Authority prior to the development commencing and thereafter retained.

Reason: To assess air quality, in particular odour and agree any mitigation measures that may be required to safeguard the amenity of nearby and future residents.

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 shall be inserted in the 1st floor rear elevation of plot 39.

Reason : To ensure the privacy of the adjoining neighbours in accordance with policy KP5 of the Cardiff Local Development Plan.

26. 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 means of enclosure 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.

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 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 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.
- 1.2 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.
- 1.3 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.
- 1.4 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.

1.5 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 8th 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.

1.6 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 known 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....

The existing commercial uses are offered no specific protection in land use policy terms. 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 exiting 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 13m² for their bedrooms and 30m² 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

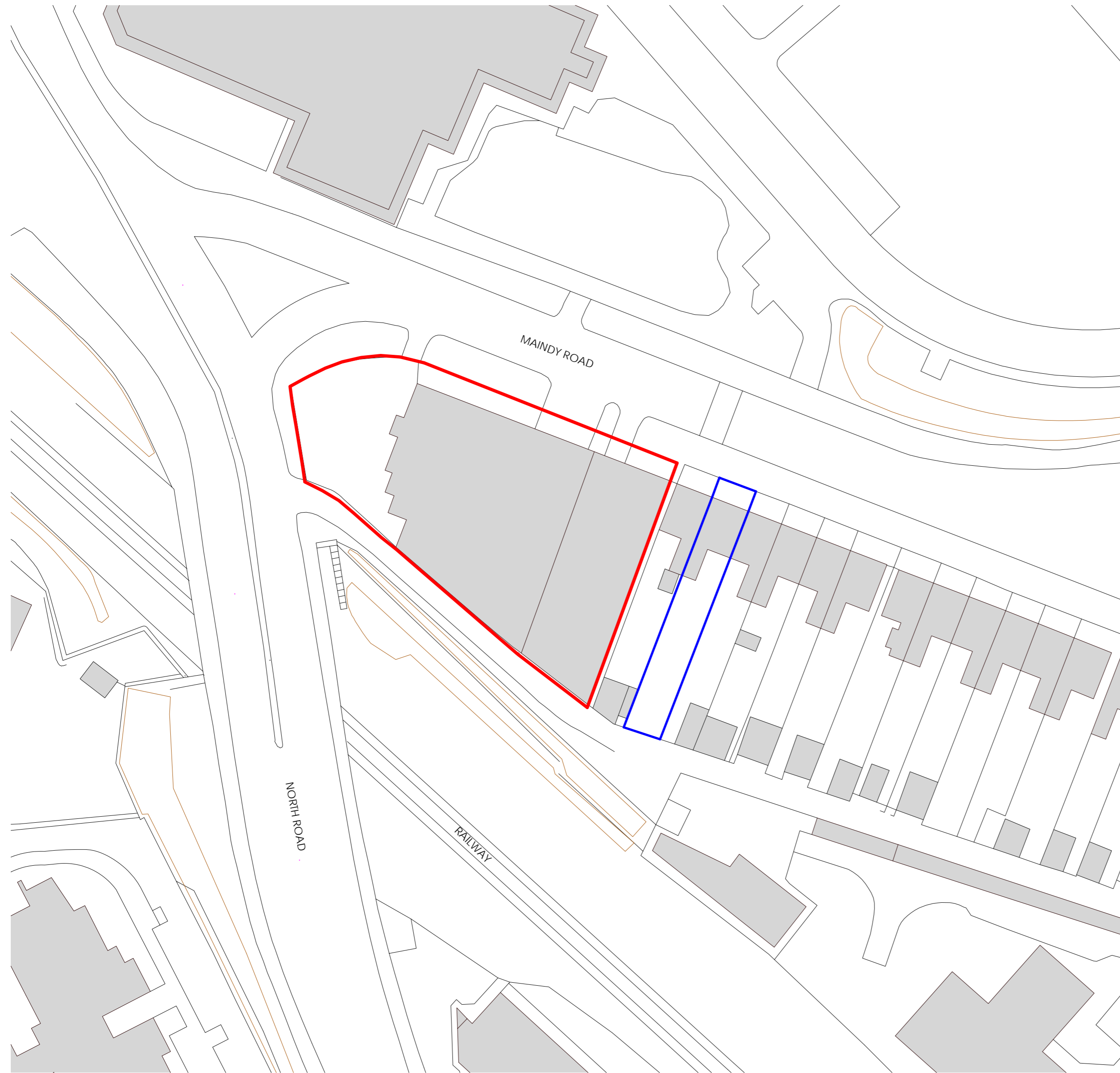
Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability 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.

The scaling of this drawing cannot be assured

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B	17/11/17	BRD	TM

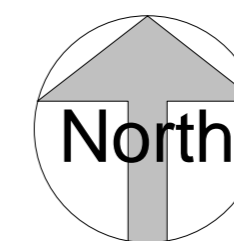


- Site Application Boundary
- Ownership Boundary

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



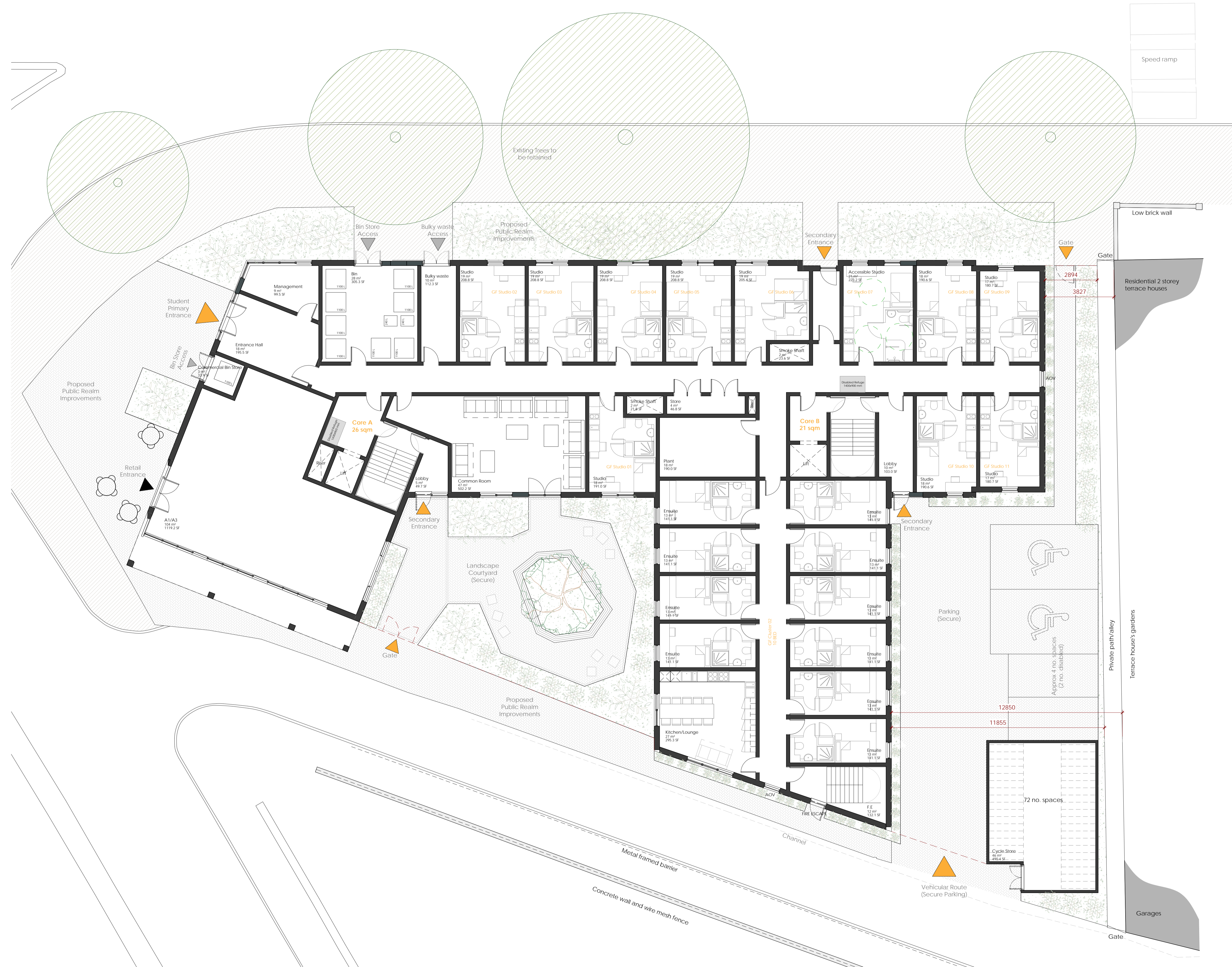
Planning • Master Planning & Urban Design
 Architecture • Landscape Planning & Design • Project Services
 Environmental & Sustainability Assessment • Graphic Design



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

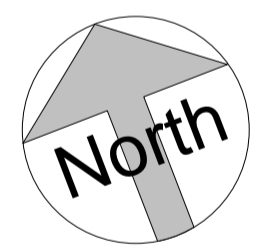


- Notes:
- Refer to drawing SC_10- Schedule of Accommodation, for more information about no. of units and areas.
 - Design subject to M&E and Structural input.
 - Fire strategy proposals and compliance subject to review and consultation with Building Control.
 - Refer to Landscape Drawings (Landscape 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

The scaling of this drawing cannot be assured

Revision	Date	Drm	Ckd
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B	22/08/17	BRD	TM
C	23/08/17	BRD	TM
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E	29/11/17	BRD	TM
F	19/02/18	BRD	TM

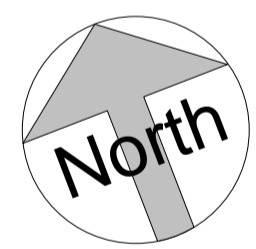


- Notes:**
- Refer to drawing SC_10- Schedule of Accommodation, for more information about no. of units and areas.
 - Design subject to M&E and Structural input.
 - Fire strategy proposals and compliance subject to review and consultation with Building Control.
 - Refer to Landscape Drawings (Landscape Strategy & Planting Proposals) for detail information about Public Realm and Landscape Courtyard design.

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

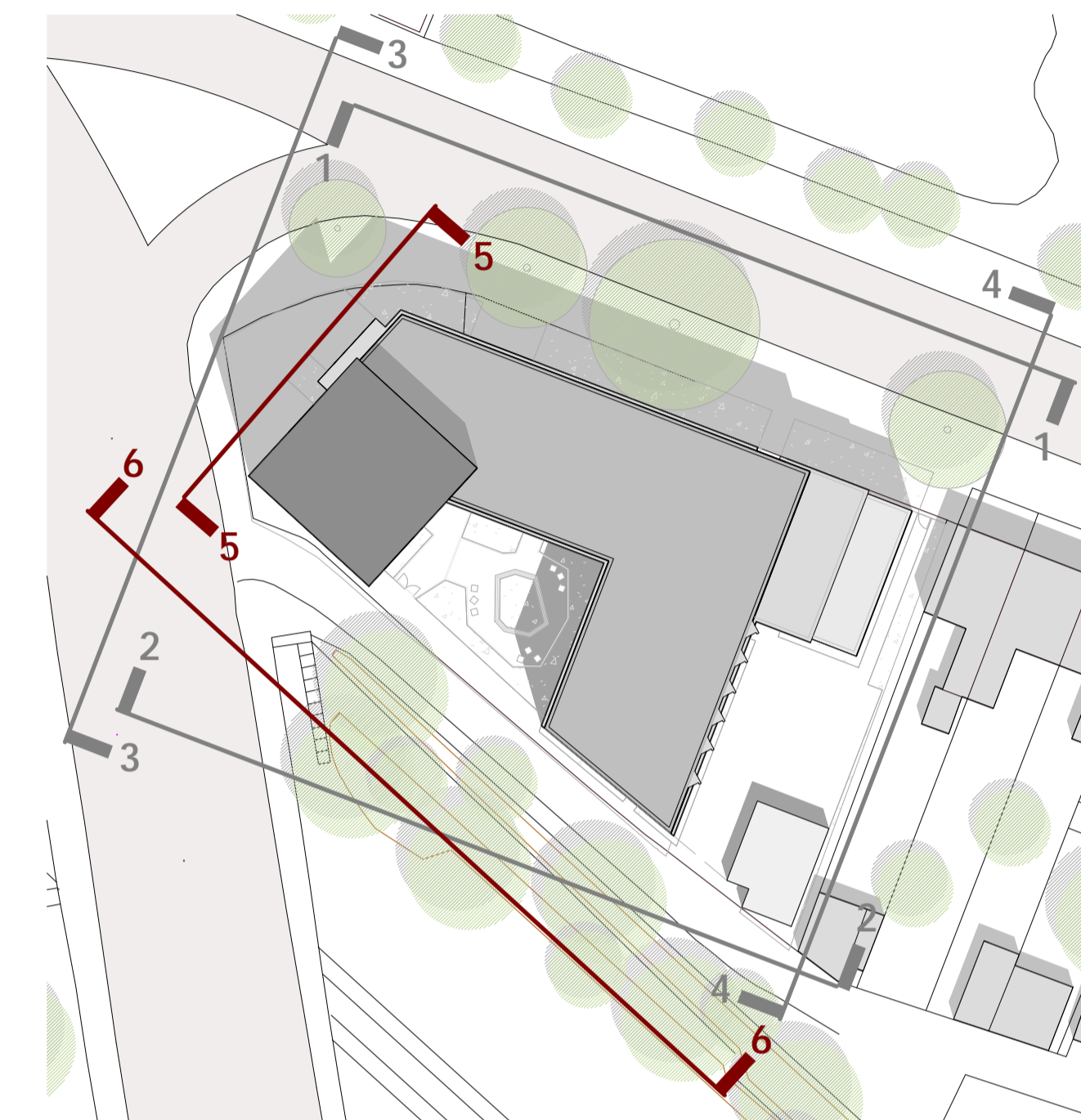


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C	23/08/17	BRD	TM
D	14/11/17	BRD	TM
E	19/02/18	BRD	TM



Elevation 5-5
1 : 100

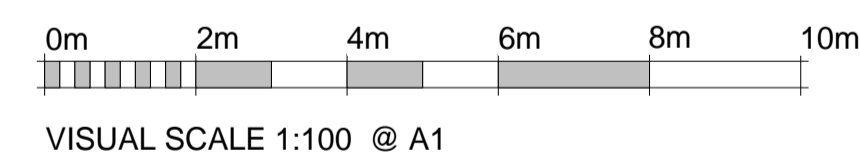


Key Plan - Elevations 3 of 3
1 : 500



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

Drawn by
 BRD
 Check by
 TM
 Revision
 E



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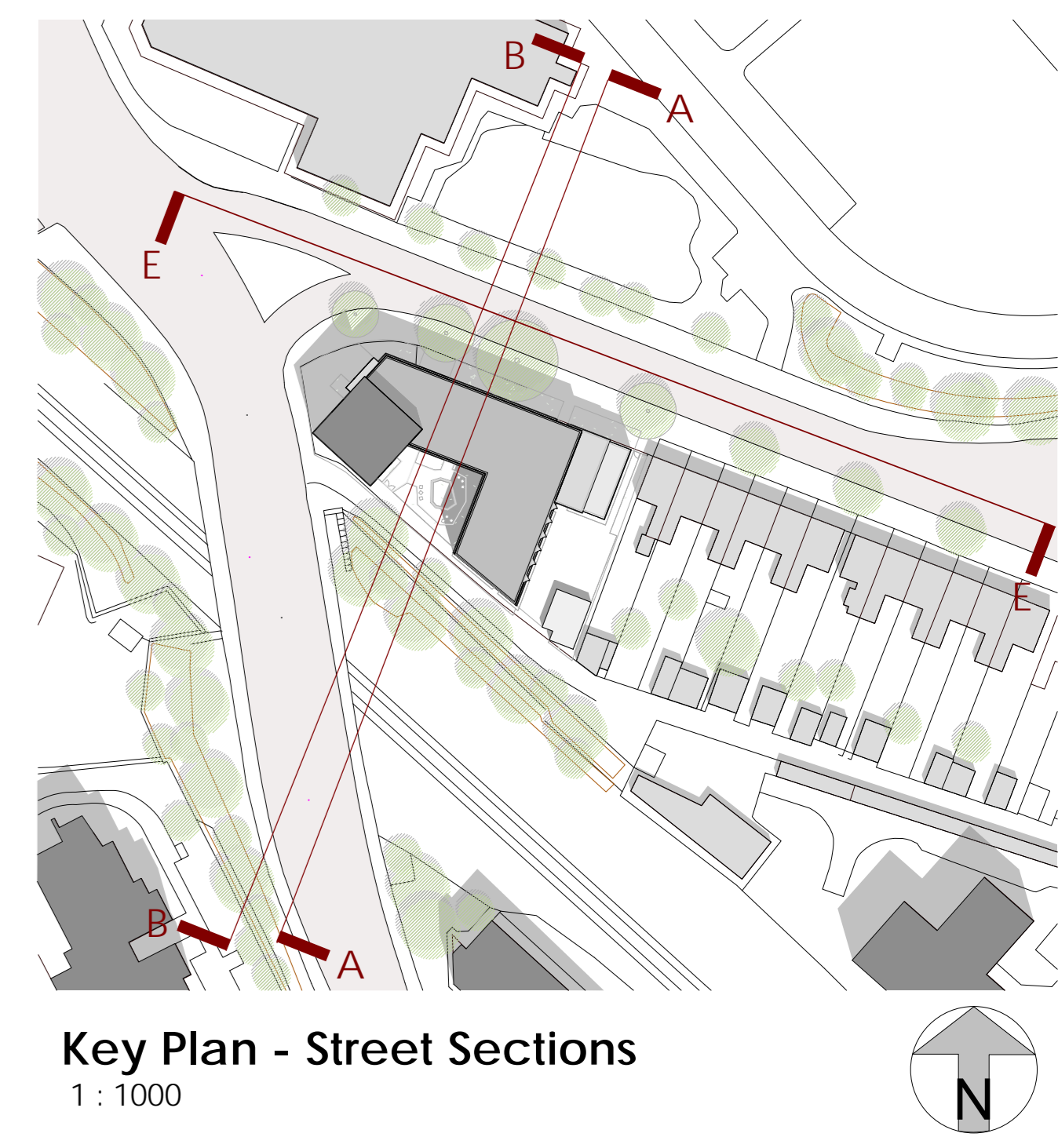
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B	22/08/17	BRD	TM
C	23/08/17	BRD	TM
D	17/11/17	BRD	TM
E	19/02/18	BRD	TM



Proposed Street Elevation EE
1 : 250



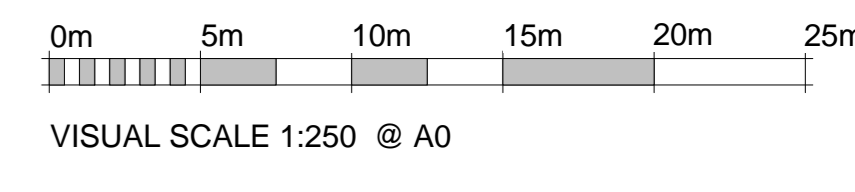
Street Section AA
1 : 200



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.

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COMMITTEE DATE: 19/04/2018

APPLICATION No. **17/02832/MJR** APPLICATION DATE: 28/11/2017

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: Piazza Estate Ltd

LOCATION: 116-118 CITY ROAD, ROATH, CARDIFF, CF24 3DQ

PROPOSAL: DEMOLITION OF EXISTING A3 UNIT AND RESIDENTIAL APARTMENTS ABOVE. PROPOSED A3 COMMERCIAL UNIT AT GROUND FLOOR AND 8 NO. RESIDENTIAL STUDENT CLUSTERS ACCOMMODATION ON 4NO. STOREY WITH COMMON FACILITIES ON THE GROUND FLOOR

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding planning obligation, in agreement with the Council, or otherwise 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, in respect of matters detailed in paragraph 10.1 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

P.01	Site Location Plan
P.02	Existing Site Plan
P.03	Existing Ground Floor Plan
P.04	Existing First Floor Plan
P.05	Existing Second Floor Plan
P.06	Existing Roof Plan
P.07	Existing South West Elevation
P.08	Existing South East Elevation
P.09	Existing NE & NW Elevations
P.10A	Proposed Site Plan
P.11A	Proposed Ground Floor Plan
P.12	Proposed First Floor Plan
P.13	Proposed Second Floor Plan
P.14	Proposed Third Floor Plan
P.15	Proposed Fourth Floor Plan
P.16	Proposed Roof Plan
P.17	Proposed South West Elevation
P.18A	Proposed South East Elevation
P.19	Proposed North West Elevation
P.20	Proposed North East elevation

Documents

WYG Pre-Application Consultation Report ref: A106055 dated November 2017

Elio Leo Architects Design & Access Statement

Dickson Consulting Drainage Strategy Report, revision B ref: 17.1164.

Agent Email dated 15 December 2017 with attached Transport Statement

Email dated 04 January 2018 from G Webber, Transport Consultant with attached Additional Transport Comments

Agent email dated 08 January 2018 with additional Air Quality information.

Reason: For the avoidance of doubt.

3. Notwithstanding the submitted plans, details of the facilities for the secure storage of 20 cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to the beneficial use of the development and shall thereafter be retained and maintained.

Reason: To ensure that adequate provision is made for the secure parking of cycles.

4. The refuse storage facilities shown on the approved plans shall be provided prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason: To protect the amenities of the area.

5. Prior to commencement of development, a construction management plan shall be submitted to and approved by the Local Planning Authority to include (but not be exclusive to) details of construction traffic routes, site hoardings, site access, wheel washing facilities and parking of contractors vehicles. A phasing plan shall identify phases of construction of development and shall ensure safe and convenient pedestrian, cycle and vehicular access around and through those areas not under construction or where construction is complete. The development shall be carried out in accordance with the provision of the approved phasing plan or any variation thereof agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and public amenity and to ensure an orderly form of development and safe access through and within the site.

6. 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 public transport and other alternatives to the private car; the management of traffic at the start and end of term; the control of vehicular access to the site; 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.

7. No part of the development hereby permitted shall be commenced until a scheme of public realm reinstatement/improvement works to the City Road / Pearson Road footway and the side, and rear lanes adjacent to the site has been submitted to and approval in writing by the LPA. The scheme to include the removal, re-kerbing and reinstatement as footway of the existing vehicle dropped kerb to the front of the site on City Road / Pearson Road; the reinstatement/resurfacing as required of the remainder of the footway abutting the site; and the resurfacing of the side and rear lane to the south and west of the site, to include as required 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 reinstate the footway/highway and provide an improved pedestrian environment to facilitate safe commodious access to the proposed development.
8. No customers shall be admitted to or allowed to remain on the ground floor commercial premises between the hours of 22:00 and 08:00 on any day.
Reason: To protect the amenity of adjacent residential occupiers.
9. Insofar as relates to any Class A3 (Food & Drink) use of the ground floor commercial units hereby approved, the premises shall be used as a coffee shop/café/restaurant and no other purpose (including as a bar or other vertical drinking establishment) within Use Class A3 (Food & Drink) of the Schedule to the Town & 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: The use of the premises as a bar or drinking establishment may prejudice the amenities of the area and may increase instances of crime and disorder.
10. 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.
11. Prior to the commencement of the development an Acoustic Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Acoustic Assessment must:
 - 1) Conduct a background noise assessment of the site to determine

- the types and extent of sounds affecting the site;
- 2) consider the likely impact of the road traffic noise from City Road affecting the habitable rooms in the development;
 - 3) Consider the likely impacts of other environmental noises from other land uses in the vicinity of the development;
 - 4) consider the likely impact of commercial noise from the proposed Food & Drink unit upon the habitable rooms in the development;
 - 5) Consider the likely impact of permitted, but as yet undeveloped sites in the area; and
 - 6) Recommend likely mitigation measures that would be required to minimise the potential impacts of the noise. The mitigation measures must be based upon points (2) – (5) above.

Any mitigation measures recommended must be installed and demonstrated, in writing, to be effective to the satisfaction of the Local Planning Authority prior to beneficial occupation.

Reason: To prevent unacceptable harm to health and/or local amenity because of noise pollution in accordance with LDP Policy EN13 – Air, Noise, Light Pollution and Land Contamination.

12. If at any time the use of the premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. Details of the above equipment 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.
13. Prior to the commencement 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) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
 - (ii) an intrusive investigation to assess the extent, scale and nature

of contamination which may be present, if identified as required by the desk top study;

- (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 / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012), 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.

- 14. Prior to the commencement 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 / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2012), 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.

15. The remediation scheme approved by condition 14 above 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 / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2012), 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.

16. 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.

17. 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 include:
- i) A suitable connection point to the existing public sewer network for both foul and surface water,
 - ii) A method statement to demonstrate how the public sewer will be protected during construction and for the lifetime of the development.
 - iii) A plan showing how surface water will drain to the agreed connection point (see i above) and limited to a maximum discharge rate that does not exceed 5 l/s.

Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no pollution or detriment to the environment.

18. No development shall take place until a scheme showing the architectural detailing of the building(s) has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the approved scheme is implemented.
Reason: To ensure a satisfactory finished appearance to the development.
19. No development shall take place until samples of the external finishing materials have been submitted to and approved 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.
20. Prior to the commencement of the development, unless otherwise agreed with the LPA, the applicant is required to undertake an air quality assessment addressing potential dust impacts derived by demolition

and construction activities to local residents. The report shall quantify the magnitude of risk to surrounding/ nearby sensitive receptors, this being the various residential properties located within 350m to the site boundary, during the demolition and construction phase of the development. Prior to the commencement of development a scheme (Construction Environmental Management Plan) to minimise dust emissions arising from demolition and construction activities on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of dust suppression measures and the methods to monitor emissions of dust arising from the development. Both the demolition and construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the phases.

Reason: To assess air quality and agree any mitigation measures that may be required to safeguard the amenity of nearby residents in the area.

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 : The applicant is advised that works to the Highway will be subject to agreement(s) with the Council under Section 278 and/or Section 38 of the Highways Act 1980.

RECOMMENDATION 5: The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

RECOMMENDATION 6: 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.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 An application for the construction of a 3 to 5 storey building with a ground floor commercial unit and 2 to 4 floors of student accommodation comprising 6x 5 bedroom cluster flats, with 5no. communal hubs.

The ground floor (student use) accommodates an entrance foyer, lift area, gym room, cycle and refuse storage facilities.

- 1.2 The application indicates that the commercial unit will occupy approx. 98sqm of ground floor area, fronting and accessed off City Road, with a proposed Class A3 (Food & Drink) use. The opening hours for these premises would be 08:00 – 22:00, controlled by condition (7 above).
- 1.3 The building's form is 3 storey flat roof to the rear part of the site (along Pearson

Street), with the taller 5 storey element forming the frontage to City Road & the corner to Pearson Street.

- 1.4 The City Road upper elevation is to be finished in a combination of glazing, brown facing brick and white render, with false balconies. There is a small projecting 'fin' feature to the northern end of this elevation (adjacent to no. 120).

The ground floor elevation (to the entrance foyer and commercial unit) is finished in large areas of glazing/glass doors, with separation formed by grey metal cladding.

- 1.5 The upper floors elevation to Pearson Street has an initial continuation of the white render which then gives way to a combination of facing brick and grey metal cladding to the first and second floor, with complete grey metal cladding coverage to the third and fourth floor element. The 5 storey element benefits from projecting windows with false balconies formed by railings.

The ground floor elevation has a glazed façade to the commercial unit frontage, with a grey facing brick finish to the area containing the refuse storage facilities.

A covered walkway is retained to the rear of the building (adjacent to 1 Pearson Street) giving access to the cycle store and providing emergency egress.

2. **DESCRIPTION OF SITE**

- 2.1 The site is approx. 236sqm in area, forming the northern corner of the junction of City Road and Pearson Street. The property is currently in use as a restaurant to the ground floor, with two floors of residential accommodation above (one floor in the roofspace).

- 2.2 The adjacent property on City Road (120) is in use as a ground floor restaurant, with accommodation above. The property to the southern corner of the same junction has a retail ground floor use, with residential above and to the rear.

The property to the immediate south is the 11 storey former 'Coleg Glan Hafren' (35 The Parade) building, which has been refurbished to provide student accommodation (and is linked to the current site).

To the opposite side of City Road there are commercial ground floor uses (Class A1 Shops), some with accommodation above.

To the rear of the site, the properties are residential terraced dwellings fronting Pearson Street.

3. **SITE HISTORY**

- 3.1 08/01372/C – Conversion of first floor to four flats – Approved.

08/02034/C – Change of use of ground floor to restaurant – Approved.

09/01286/C – Change use of ground & first floors to restaurant with external alterations – Refused.

4. **POLICY FRAMEWORK**

4.1 The relevant Local Development Plan Policies are:

Policy KP5 (Good Quality and Sustainable Design)
Policy H6 (Change of Use or Redevelopment to Residential Use)
Policy T1 (Walking and Cycling)
Policy T5 (Managing Transport Impacts)
Policy T6 (Impact on Transport Services and Networks)
Policy W2 (provision for Waste Management Facilities in Development)

4.2 The following Guidance was supplementary to the development Plan, now superseded by the Local Development Plan. However, it is considered consistent with adopted Local Development Plan policies and provides relevance to the consideration of this proposal to help and inform the assessment of relevant matters:

Access, Circulation and Parking Standards 2010
Waste Collection and Storage Facilities 2007

4.3 In addition to the above, the following new Supplementary Planning Guidance is also relevant:

Food Drink and Leisure Uses Nov 2017
Infill Sites Nov 2017

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Transportation Manager has no objection, subject to conditions in respect of construction site and student management plans, increased cycle parking provision (to 20 from 14) and highways improvement works. In addition, the following financial contributions are requested:

A combined transportation contribution of **£35,000** is sought to provide:-

- A contribution toward installation of improved pedestrian crossing facilities (including footways and crossings) in the immediate vicinity of the proposed development (£22,000);
- The investigation and implementation of new and amended TROs in the vicinity of the site. Including, but not limited to, implementation a 20mph area speed limit in the vicinity of the development, and parking and loading TRO amendments as required as a consequence of the development (£13,000).

To provide improved pedestrian access to support the proposed development and facilitate safe commodious access to/from adjacent facilities, sustainable transport options and encourage the uptake of active travel.

- 5.2 The Highways Drainage Manager has been consulted and no comments have been received.
- 5.3 The Waste Manager considers the indicated refuse storage facilities to be acceptable.
- 5.4 The Pollution Control Manager (Contaminated Land) has no objection, subject to a condition in respect of unforeseen contamination, along with contaminated land advice.
- 5.5 The Pollution Control Manager (Noise & Air) has no objection subject to the imposition of conditions in respect of an Acoustic Assessment, with further advice in respect of construction site noise.
- 5.6 The Neighbourhood Renewal (Access) Manager has been consulted and any comments will be reported to Committee.
- 5.7 The Parks Manager has no objection to the proposed change of use, subject to the developer agreeing to a financial contribution of **£16,396** towards the provision of or maintenance of existing open space in the vicinity of the site.
- 5.8 The Neighbourhood Regeneration Manager has no objection, advising that the proposals do not generate the requirement for a financial contribution.
- 5.9 The Housing Strategy Manager advises that given the proposal is for student accommodation, no affordable housing contribution is required.
- 5.10 The Air Quality Manager has no objection, subject to a condition in respect of an Air Quality Assessment.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Dwr Cymru/Welsh Water have no objection subject to conditions and advice in respect of site drainage.
- 6.2 South Wales Police do not object to the proposals, providing advice in respect of the Secured by Design principles (passed to the Agent).

7. **REPRESENTATIONS**

- 7.1 Adjacent occupiers have been consulted and the application has been advertised on site and in the press in accordance with adopted procedures. No comments have been received.
- 7.2 Local Members have been consulted and no comments have been received.

8. **ANALYSIS**

- 8.1 An application for the construction of a 3 to 5 storey building with a ground floor commercial unit and 2 to 4 floors of student accommodation comprising 6x 5

bedroom cluster flats, with 5no. communal hubs.

This application was withdrawn from the Planning Committee Agenda for 15 March 2018 as the current occupier of the ground floor restaurant premises (with a current long term lease) had not been notified of the application by the applicant.

- 8.2 The application site falls within City Road District Centre as defined by the Adopted Local Development Plan proposals map and should therefore be assessed against Policy R4 which aims to promote and protect the shopping role of district centres while supporting a mix of appropriate uses. Policy R4 aims to promote and protect the shopping role of district centres and favours retail, office, leisure and community facilities within District Centres. Criterion (iv) permits proposals for uses other than Class A1 at ground floor level if they would not cause unacceptable harm to the predominant shopping role and character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages.

Paragraph 5.273 of the supporting text recognises that the provision of residential accommodation at upper floors within centres can support their vitality, attractiveness and viability.

Assessed against this policy framework, the redevelopment of the site for student accommodation raises no land use policy concerns. Given the site's location in a designated district centre the commercial A3 element at ground floor level is supported, subject to an assessment of residential amenity. This unit will serve to maintain and enhance the vitality and viability of the City Road district centre.

The A3 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.

In this case, given the nature of the development proposed and the extant use of the ground floor as a restaurant, it is considered that the proposals do not raise any land use policy concerns.

- 8.3 The proposed building, in terms of the City Road frontage building, presents a flat roof contemporary design in contrast to the existing traditional pitched roof structure, and is approx. 4.0m higher than the existing ridge height.

Although the proposals introduce (effectively) two additional floors of accommodation, the increase in height is considered to be acceptable to this

corner location, having no adverse impact on the amenity of adjacent occupiers, or the wider environment, presenting a 'bookend' to this end of terrace in the street scene.

The design and finish of the taller element is considered to be acceptable, with the split in materials (brick to render) providing a vertical emphasis to the façade, with the coloured balustrades adding a splash of colour and vibrancy. The ground floor presentation to the street is that of a commercial shopfront, with a high degree of glazing.

- 8.4 The side elevation of the taller element (fronting Pearson Street) presents a different approach to the City Road frontage in that the use of render is limited to a small wrap around from City Road, with the remainder of this structure finished in facing brick and grey metal cladding (to floor 3 & 4).

The upper floors feature projecting bay windows, with false balconies and full height glazing. It is considered that these windows add a degree of activity at upper floor level that provides interest to the large façade. The glazed finish to the ground floor (to the commercial unit frontage) continues the approach from City Road and will add further activity and light to this area.

- 8.5 The rearmost element of the proposals see the introduction of a second floor to the current building, which is one of a flat roof two storey structure. The relationship with the adjacent dwelling at no. 1 Pearson Street however remains relatively unchanged, as both the current building and the proposed, directly abut the side elevation of no. 1. It is of note that although the proposals introduce an additional floor, the overall height of the proposed building does not exceed that of the ridge to no. 1. In this case, it is considered that the scale of the rear element does not cause any undue harm to the street scene.

The Pearson Street façade of the rear element is slightly different to that of the taller element in that the projecting windows are replaced with narrower full height windows that are separated by sections of facing brick and cladding panels. This provides a distinction between the two elements and is considered to add further interest and diversion from the larger scale than that of the existing building.

To the reverse façade of the rear element (facing along the backs of the properties fronting City Road), there are four sets of new windows, serving 2x 'living hubs' and 2x disability studio rooms. The 'living hub' windows are protected from views into the rear garden of no. 1 Pearson Street by angled louvres, and the studio room windows sit over the roofs of the ground floor annexes to the adjacent properties fronting City Road. In this case, it is considered that the proposals do not result in any adverse impact on the privacy or amenity of adjacent occupiers.

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. **PLANNING OBLIGATIONS**

- 10.1 S106 matters – The following contribution requests have been made, with reference made to the Community Infrastructure Levy tests:

Transportation - £35,000 – Pedestrian crossing improvements and TRO’s

Parks – £16,396 – Towards the improvement of open space in the vicinity. Details to be agreed in line with the CIL tests.

The agent has indicated that the applicant agrees to the requested contributions.

11. **CONCLUSION**

- 11.1 In light of the above, and having regard for adopted planning policy guidance it is recommended that planning permission be granted, subject to a legal agreement and conditions

318900m

319000m

319100m

177400m

1774

177300m

1773

177200m

1772

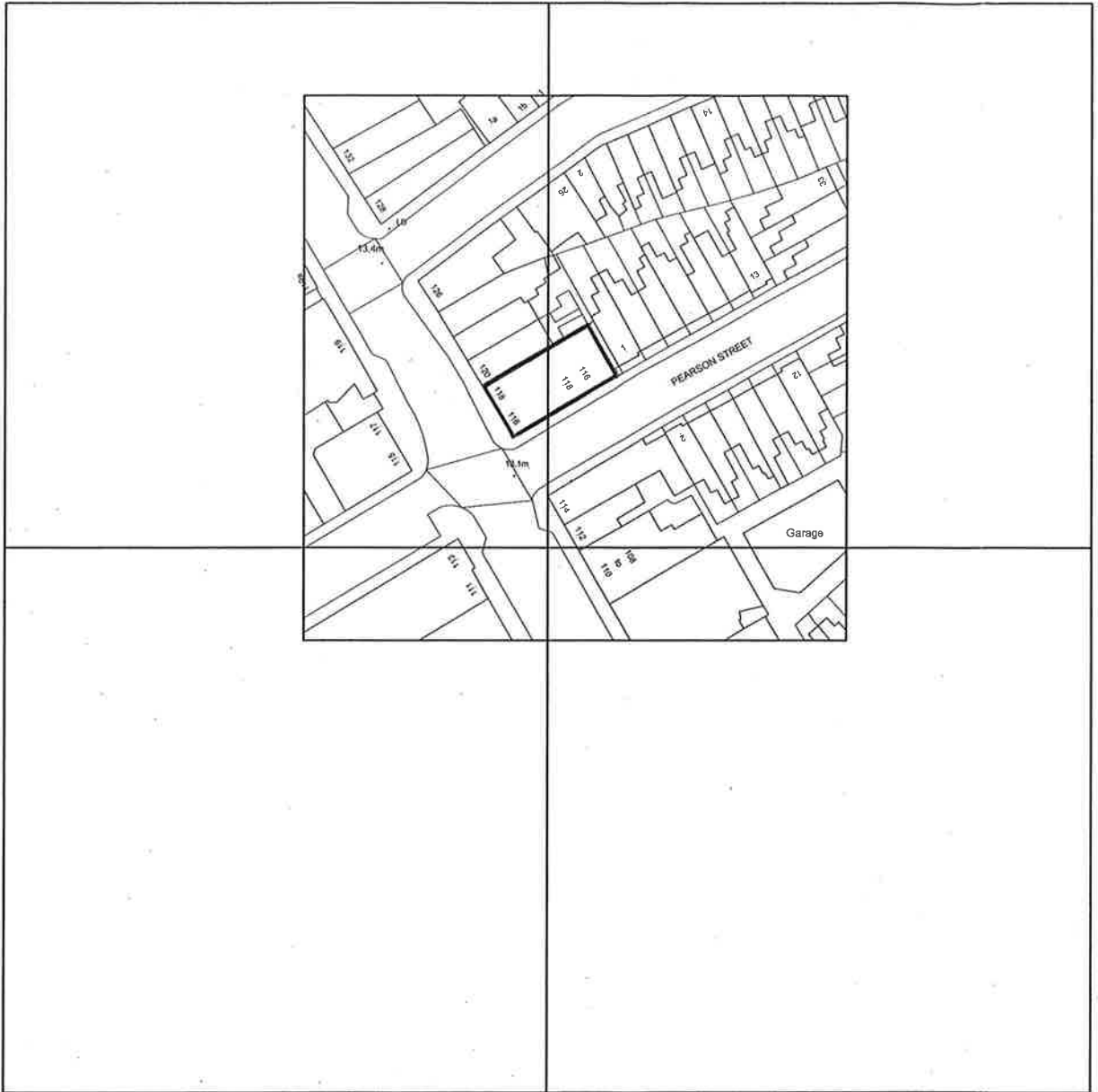
318900m

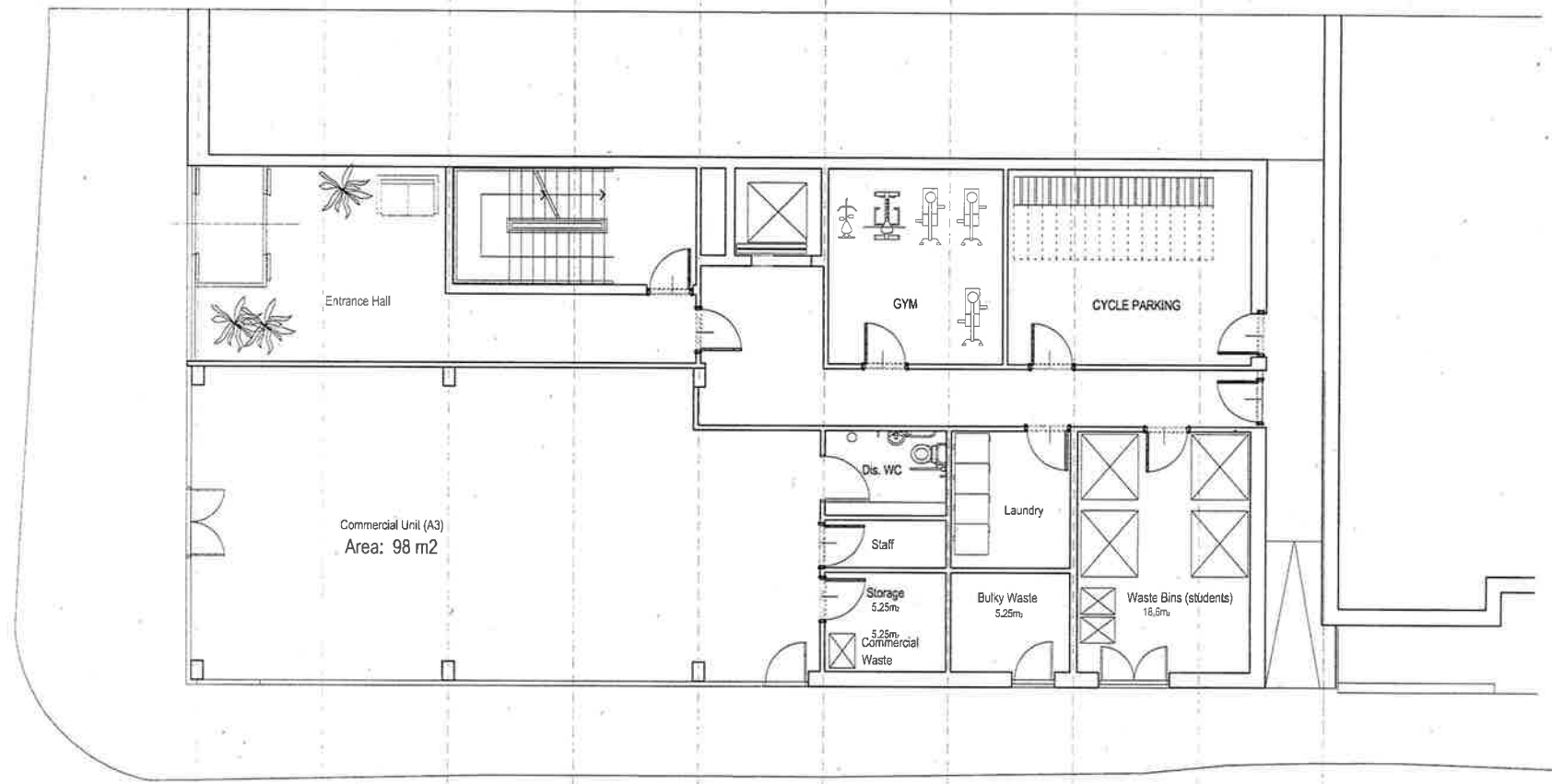
319000m

319100m

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SITE LOCATION PLAN





PROPOSED GROUND FLOOR PLAN
SCALE 1:100

Designed by EL	Checked by EL	Date 09.2017	File name X1	Dwg.N. P.11.A	Scale 1:100/A3
116-118 CITY ROAD CARDIFF			PROPOSED GROUND FLOOR PLAN		
<small>ELIO LEO ARCHITECT - Trade and Domestic Properties 116-118 City Road, Cardiff, CF11 1JG Tel: 0117 9231111</small>					

17/2832 MR 06/12/17



PROPOSED SOUTH WEST ELEVATION
SCALE 1:100

Designed by EL	Checked by EL	Date 09.2017	File name X1	Dwg.N. P.17	Scale 1:100/A3
116-118 CITY ROAD CARDIFF			PROPOSED SOUTH WEST ELEVATION		
<small>ELIO LEO ARCHITECT RIBA (HARTFORD) ARCHITECT 116-118 CITY ROAD, CARDIFF, WALES NP23 5LW T: 0144673336 N: 0749313343 © 2017 www.elioleoarchitect.com</small>					

parapet
+13.950

+11.000

+8.550

+5.850

+3.150

Ground Floor
SSL +
0.150



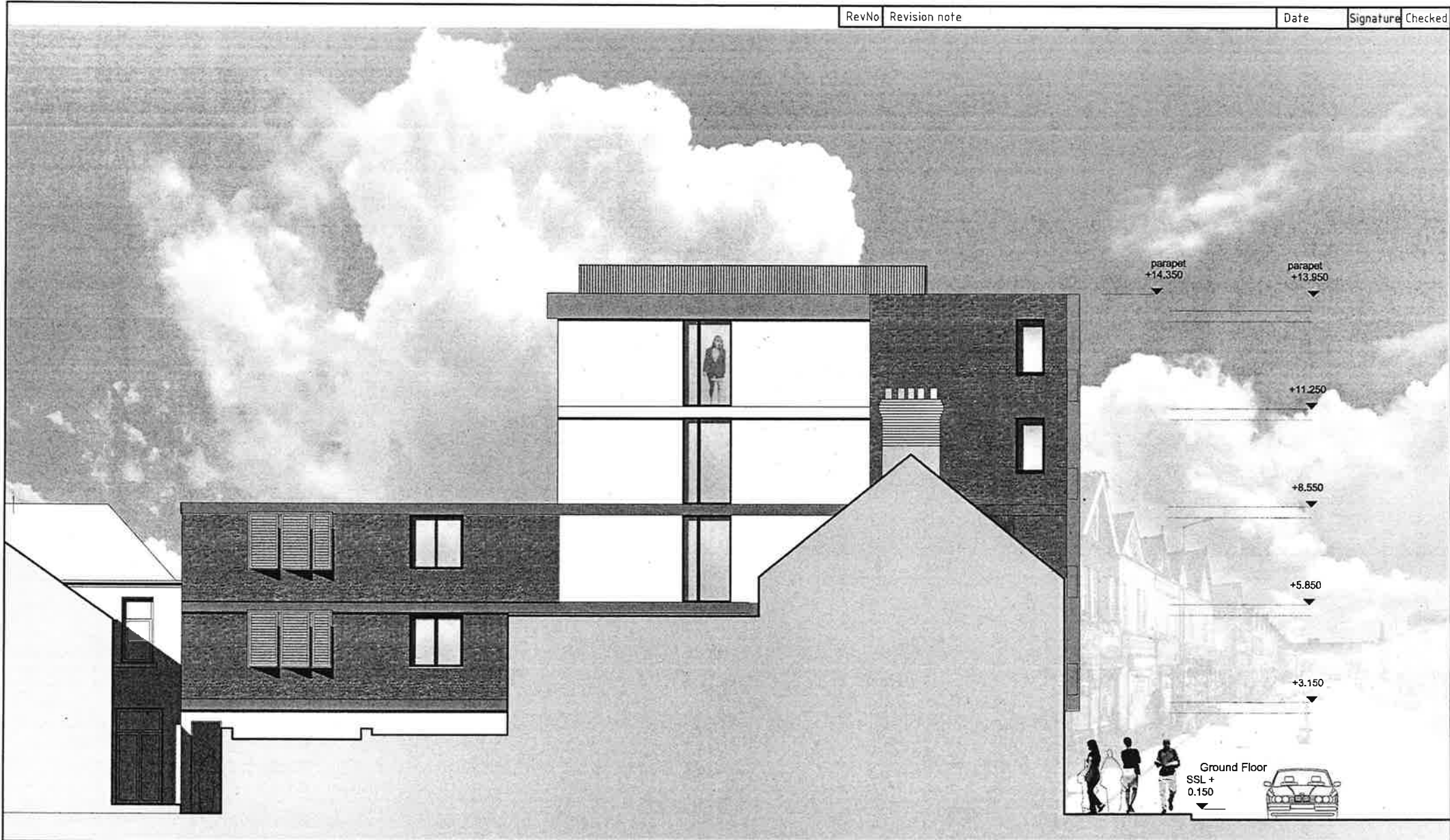
PROPOSED SIDE ELEVATION

PROPOSED SOUTH EAST ELEVATION

SCALE 1:100

Designed by EL	Checked by EL	Date 09.2017	File name X1	Dwg.N. P.16A	Scale 1:100/A3
116-118 CITY ROAD CARDIFF			PROPOSED SOUTH EAST		
<small>ELIO LEO ARCHITECT RIBA CHARTERED ARCHITECT STUDIO 6 BLUE HALL, 100A STREET, EDINBURGH, YORK OF EDINBURGH (E7) 1 1AA T: 0146377800 M: 0780512345 E: ELIO@ELIOLEOARCHITECT.COM WWW.ELIOLEOARCHITECT.COM</small>					

11/2/17



PROPOSED NORTH WEST ELEVATION
SCALE 1:100

Designed by EL	Checked by EL	Date 09.2017	File name X1	Dwg.N. P.19	Scale 1:100/A3
116-118 CITY ROAD CARDIFF			PROPOSED NORTH WEST ELEVATION		
<small>ELID LEO ARCHITECT RIBA CHARTERED ARCHITECT 11/12/17 11/12/17</small>					

11/12/17



**PROPOSED NORTH EAST ELEVATION
SCALE 1:100**

Designed by EL	Checked by EL	Date 09.2017	File name X1	Dwg.N. P.20	Scale 1:100/A3
116-118 CITY ROAD CARDIFF			PROPOSED NORTH EAST ELEVATION		
<small>ELIO LEO ARCHITECT - 4884 CHARTERS ARCHITECT 47/48 & 49/50 WYLLIE STREET, BANGOR, Gwynedd, LL57 2EP T: 01492 772800 M: 07986512340 E: elio@elioleoarchitect.com www.elioleoarchitect.com</small>					

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PETITION

COMMITTEE DATE: 19/04/2018

APPLICATION No. **18/00089/MJR** APPLICATION DATE: 17/01/2018ED: **TROWBRIDGE**

APP: TYPE: Full Planning Permission

APPLICANT: United Welsh Housing Association

LOCATION: LAND AT, HARRISON DRIVE, ST MELLONS

PROPOSAL: PROPOSED CONSTRUCTION OF 21 AFFORDABLE HOUSING UNITS (INCLUDING 18NO. 1 BED FLATS, 2NO. 2 BED FLATS AND 1NO. 1 BED ACCESSIBLE FLAT) AND ASSOCIATED WORKS

RECOMMENDATION 1 : That, subject to relevant parties 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, in respect of matters detailed in paragraph 10.1 of this report, planning permission be **GRANTED** subject to the following conditions:

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

Plans

(90) 002	Site Location Plan
Un-Numbered	Existing Site Plan (dated April 2008)
(90) 001G	Proposed Site Plan
(90) 004J	Proposed Ground Floor Plan
(90) 005A	Proposed First Floor & Second Floor Plans
(90) 006B	Proposed West Elevation & South Elevation
(90) 107B	Proposed East Elevation & North Elevation
S.7683-01	Site Survey
S.7683-02	Site Layout Plan: Drainage Proposals
18104.OS.101.11	Swept Path Analysis

Documents

LRM letter dated 15 January 2018

LRM Pre-Application Consultation Report dated January 2018

LRM Design & Access Statement dated January 2017

Glamorgan-Gwent Archaeological Trust Reassessment of Archaeological Potential ref: 2008/049 dated August 2008

JBA Consulting Flood Consequences Assessment V2-0 dated 12

January 2018

Treescene Tree Survey dated 1st April 2015

Agent email dated 14 February 2018 with Treescene Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan dated 12 February 2018

Reason: for the avoidance of doubt.

3. No above ground superstructure works shall be commenced until a full schedule and samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance to the development.

4. The car parking and refuse storage facilities shown on the approved plans shall be provided prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. To protect the amenities of the area and ensure the provision of off street parking.

5. 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.

6. Any topsoil [natural or manufactured], or subsoil, 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.

7. 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 Pollution Control's Imported Materials 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.

8. 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 provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the 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.

9. 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.

10. The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level at any time by more than 5dB(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 occupiers are protected.

11. Prior to the commencement of site clearance in respect of the approved development, a Green Infrastructure Statement (GIS) shall be submitted to and approved in writing by the Local Planning Authority. The GIS shall include avoidance, mitigation and enhancement measures to be delivered for the benefit of green infrastructure as defined by LDP Policy KP16, and shall include but not be limited to:

- I. Maintenance / creation of habitat connectivity around the perimeter of the site in accordance with the Proposed Ground Floor Plan (Ref (90)004G; or most recent revision);
- II. Further bat surveys in relation the oak tree which is to be felled (identified as tree 'T1' in the Tree Survey document dated 01/04/2015), to include a detailed climbing and endoscope inspection and measures to counteract any impact upon bats if any bat roost is found;
- III. A sensitive habitat clearance methodology, and if necessary, translocation methodology, for protected reptile species such as Slow-worms;
- IV. A series of roosting and nesting facilities for bats and birds respectively, to be attached to or incorporated into the structure of the new buildings, to include no less than 2 x bat boxes for crevice-dwelling bats, and 1 x double House Martin cup, and 1 x House Sparrow terrace;
- V. Details of timing of vegetation clearance to avoid harm to nesting birds, such that no site clearance of vegetation to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be granted if a consultant ecologist can evidence that there are no birds nesting in this these features immediately (48 hrs) before their removal.

The approved GIS shall be implemented and carried out strictly in accordance with the approved programme for implementation of the works unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the protection of green infrastructure and protected species of wildlife, in accordance with LDP Policy KP16.

12. No development shall take place until full details of soft 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 and informed by full knowledge of all existing and proposed service constraints.
- Schedules of plant species, sizes, numbers and 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, informed by a Soil Resource Survey and Soil Resource Plan prepared in accordance with the Soils and Development Technical Guidance Note 2017. Where imported planting soils (topsoil and subsoil) 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.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect including full details of site monitoring of landscaping implementation by the project landscape architect, in accordance with the Trees and Development Technical Guidance Note.

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.

13. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition *, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area.

14. Notwithstanding the submitted plans, details of the construction of the cycle (minimum 21 spaces) parking facility shall be submitted to and

approved in writing by the Local Planning Authority. The approved facility shall be provided prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason: To ensure an orderly form of development and ensure appropriate provision for cycles.

15. Notwithstanding the submitted plans, details of the construction of the cycle (minimum 21 spaces) parking facility shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be provided prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason: To ensure an orderly form of development and ensure appropriate provision for cycles.

16. No development shall take place until details of the junction between the proposed access road and the highway have been submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to the development being put into beneficial use.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site.

17. Notwithstanding the submitted plans, details of the means of site enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved enclosures shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason: In the interests of visual amenity

RECOMMENDATION 2: 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 3 : 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 4: The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

RECOMMENDATION 5: 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 7: The applicant is advised that the highway works condition and any other works proposed to the existing adopted public highway, to be undertaken by the developer, shall be subject to agreement(s) under Section 278 of the Highways Act 1980 between the developer and Council.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought for twenty-one self-contained flats on land adjacent to Matthysens Way and Harrison Drive, Trowbridge.
- 1.2 The development consists of eighteen one-bedroom two-person flats, two two-bedroom three-person flats and one one-bedroom two-person disabled persons flat.
- 1.3 The development consists of two three storey blocks linked by a vertical glass element, located to turn the corner at the adjacent roundabout junction between Harrison Drive and Matthysens Way. The proposed building is of a pitched roof configuration, with a slightly lower roof over the glazed corner core element. The proposed building is to be finished in a combination of facing brick (ground floor) and render (upper floors).
- 1.4 Access to the site is off an existing road onto Harrison Drive. Ten off-street parking spaces are proposed for the development including one disabled space, plus twenty-one cycle spaces.
- 1.5 The site is to be enclosed with a number of different boundary treatments, including timber fencing, brick walling, railings and dwarf walls with railings atop. A landscaped zone is to be retained around the site frontage to Matthysens Way and Harrison Drive.

2. **DESCRIPTION OF SITE**

- 2.1 The 0.17Ha site is a parcel of overgrown land which adjoins the northeast corner of the junction between Matthysens Way and Harrison Drive.
- 2.2 A small area of protected trees with hedgerows (TPO68) is located adjacent to the proposed access and runs along the side of the existing access road to the junction with Harrison Drive.
- 2.3 The land to the opposite side of Matthysens Way is vacant development land (with un-implemented consent for 6no. houses and 9no. flats), with the Beacon Centre to the north.

To the north of the application site there is a small development of 24 dwellings.

To the south and west there are older residential developments.

- 2.4 The site falls within a C1 flood risk zone.

3. **PLANNING HISTORY**

The Application Site

- 3.1 00/0372/R: Planning permission granted in May 2000 for a new multi-purpose community and church centre.

01/1818/R: Planning permission granted in November 2001 for a new multi-purpose community and church centre.

05/1706/E: Outline planning permission was granted in April 2006 for residential development on a larger site (the current site and the land to the north).

06/354/E: Outline planning permission was granted in October 2007 for 18x 1 bed flats, 2x 2 bed flats and 1x disabled persons flat (as per this current proposal).

08/133/E: Reserved Matters (design, external appearance and landscaping of Outline Planning Permission 06/354/E) was granted in May 2008.

Adjacent/Nearby Land

3.2 08/2456/E – Reserved Matters consent granted April 2009 on Land south of Beacon Centre – 6 houses & nine flats (Including 3 storey element).

06/763/E – Planning permission granted July 2006 for 24 dwellings (Including 3 storey element)

4. **POLICY FRAMEWORK**

4.1 Whilst the land is un-allocated on the Cardiff Local Development Plan 2006-2026, it is land that benefits from a considerable history of approvals for development.

4.2 The following policies of the City of Cardiff LDP are relevant to the consideration of this application:-

- KP5 Good Quality and Sustainable Design
- KP7 Planning Obligations
- KP13 Responding to Evidenced Social Needs
- KP16 Green Infrastructure
- C1 Community Facilities
- C5 Provision for Open Space, Outdoor Recreation, Children’s Play and Sport
- T1 Walking and Cycling
- T5 Managing Transport Impacts
- W2 Provision for Waste Management Facilities in Development

4.3 The following Supplementary Planning Guidance is relevant:

- Community Facilities and Residential Development (2007)
- Access, Circulation and Parking Requirements (2010)
- Infill Sites (2017)
- Locating Waste Management Facilities (2017)

- Planning Obligations (2017)
- Green Infrastructure including Technical Guidance Notes (2017)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Operational Manager Transportation has no objection subject to conditions in respect of parking implementation, cycle parking details, a Construction Management Plan and details of the access road junction.

A S106 contribution, of **£5000**, is sought in respect of amending any traffic regulation orders associated with the protection of the roundabout junction from unauthorised parking.

5.2 The Pollution Control Manager (Noise & Air) has no objection, subject to conditions in respect of traffic and plant noise, with further advice in respect of construction noise.

5.3 The Pollution Control Manager (Contaminated Land) has no objection, subject to conditions in respect of contaminated land issues, with further contaminated land advice.

5.4 The Highways Drainage Manager has been consulted and no comments have been received.

5.5 The Air Quality Manager has been consulted and no comments have been received.

5.6 The Regeneration Manager comments that as the development is below the 25 dwelling threshold, no community facilities contribution is required.

5.7 The Parks Manager has no objection, making the following comments:

Design Comments

No existing street trees are affected by the development. On the Proposed Site Plan the building appears very close to the edge of the site / highway. However the Ground Floor Plan the building appears to have been set back slightly further providing more room for a planted buffer between the building and road, which is a definite improvement. Slightly rotating the building on the site may improve matters further. I concur with comments made by Ed Baker on the tree planting positions.

If the area shown as grass outside the boundary forms part of the Highway landscape (visibility splay) any changes will need to be agreed and inspected as part of a S278 agreement, with a commuted sum paid if the Council were to adopt an additional area of land.

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 28.3. This generates an open space requirement of 0.068 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of **£29,363**. 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 1500m, measured from edge of the site.

Notes relating to Affordable Housing Schemes

The request for an offsite contribution is applied consistently across both private and affordable house developments. In providing for the additional residents the development will result in increased use of local public open spaces, with a corresponding need for increased maintenance, more rapid upgrading and potential expansion of existing facilities. This is regardless of the financial model for the development.

In the event that the Council is minded to approve the application, I assume it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution.

Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest areas of recreational open space are Heol Maes Eirwg (which contains a play area and is within 600m of the site), Hendre Lake, Heol Chudleigh and Jenkins Way Open Spaces (both off Harrison Drive)

- 5.8 The Council's Trees Officer has no objection, subject to a landscaping condition and an ongoing maintenance of planting condition.
- 5.9 The Waste Manager has no objection, advising that the proposed refuse storage area is acceptable.
- 5.10 The Council's Ecologist has no adverse comment, subject to a condition in respect of a Green Infrastructure Statement.
- 5.11 The Neighbourhood Regeneration Manager (Access) has been consulted and no comments have been received.
- 5.12 The Housing Strategy Manager has no objection, making the following comments:

These are the common waiting list figures as at 01 January 2018, for social rented properties in Cardiff:

1 bed -731

- 500 (non-family) (479 households with no Ground Floor need)
- 231 (50+ age group) (124 households with no Ground Floor need)

2 bed -624

- 67 households (*family with children aged 8-16)
- 481 households (*family with children under 8)
- 63 households (non-family)
- 13 households (50+ age group)

The planning application has been submitted by one of our partner Registered Social Landlords (RSL) (United Welsh Housing Association), and the whole site will be delivered as affordable housing.

The Housing Development Enabling team fully supports the development of this site wholly for affordable housing, given the levels of housing need in the area, and will be working very closely with United Welsh Housing Association to ensure the successful delivery of the scheme. The development will comprise of 21 units of new affordable housing.

All social rented units will meet Welsh Government Development Quality Requirements (DQR) & the Welsh Housing Quality Standard (WHQS).

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Welsh Water have no objection subject to a standard drainage details condition.
- 6.2 Glamorgan Gwent Archaeological Trust have no objection, stating that given the history of the site, there is no need for any archaeological mitigation.
- 6.3 South Wales Police have no objection. Further advice in respect of crime

prevention has been provided.

- 6.4 South Wales Fire & Rescue Service have no objection, providing information on water supply and appliance access.

7. **REPRESENTATIONS**

- 7.1 Local Members have been consulted and any comments received will be reported to Committee.

- 7.2 Adjacent occupiers were consulted and the occupiers of 8 and 15 Matthysens Way, and 55 & 59 Harrison Drive object to the proposals, raising issues including:

- Three storey development is overbearing and out of keeping with the area, which is mainly two storey;
- The land is currently a green space which offers a break from the over-developed neighbourhood;
- There is no need for further affordable housing in the area;
- The previously approvals should be re-examined with regard to developments that have taken place since 2008;
- The development will see an increase in noise, traffic and refuse;
- The development will cause an increase in anti-social behaviour;
- There is insufficient parking for 21 flats;
- Increase traffic presents a road safety hazard;
- The development will result in overlooking and loss of privacy;
- The development will result in loss of light and views;
- The development will cause disruption/disturbance during any construction period and beyond.

- 7.3 A petition of 57 signatures has been received in objection to the proposed development. The petition cites the following as grounds for objection:

- The building is incongruous with this residential area;
- It is out of keeping with the surrounding buildings;
- The design is not up to standard;
- There is not enough parking for the number of residents

- 7.4 The application was publicised as a Major development by way of site and press notice. No comments have been received.

8. **ANALYSIS**

- 8.1 The application site falls within the settlement boundary, as defined by the Cardiff Local Development Plan (2006-2026) Proposals Map. The site has no other specific designation or allocation.

Given the surrounding land uses, and the fact that the principle of residential use has already been established through the planning history of the site, the development of the site for residential purposes is considered acceptable in

policy terms.

- 8.2 It is worthy of note that the current proposals are, in broad terms and in respect of the built form and layout, identical to the previously approved proposal for 21 affordable dwellings (06/00354/E & 08/00133/E), insofar as the development proposes a single block of flats at three storey height, with a centrally glazed core at the corner of Matthysens Way/Harrison Drive, fronting a roundabout junction. Notwithstanding this, the current application is considered on its own merits.
- 8.3 The principle of a three-storey building on the site has been established by the previous consents mentioned above, and the built out development of 24 dwellings to the north, directly adjacent to the current application site, which includes a substantial three storey element fronting the roundabout junction to Willowbrook Drive/Matthysens Way and extending south to towards the current application site.

In this case, it is considered that contextually, a three-storey block is acceptable, presenting a consistent façade when viewed turning south off the junction of Willowbrook Drive, along the short section of Matthysens Way and then eastward into Harrison Drive.

- 8.4 The architectural design is generally supported as drawing on the character of the local vernacular which, whilst being predominantly two storey is also interspersed with three storey blocks. The proposed finished materials are also considered to be consistent with the established residential developments in the area. It is considered that the dominant use of render to this block offers an acceptable contrast to the mainly red brick finish of the three storey dwellings to the north of the site, adding interest to the street scene.
- 8.5 The proposals do not raise any concerns in respect of impacts on the residential amenity of existing adjacent occupiers in terms of privacy, loss of light, or overbearing.

To the north of the site there are dwellings and amenity areas directly adjacent to the site boundary. At the closest point this boundary is approx. 11.4m from the nearest habitable room windows of the proposed block. In this case, there are no concerns in respect of harm to the privacy of the occupiers of the adjacent property.

Whilst the northernmost element of the proposed block is separated from the end elevation of the adjacent dwelling (no. 3E Matthysens Way) by a lesser distance of approx. 4.0m it is of note that there are no windows to the end elevation of no. 3E or the proposed block, and that the rear elevation of the proposed block is set behind the rear elevation of no. 3E. In this case, it is considered that the proposed block has no adverse impact on the occupiers of that property in terms of overbearing or loss of light.

To the west, the site is bounded by Matthysens Way, with a further area of undeveloped land beyond. It is of note that this land also has a history of

planning consent for residential development (including three storey – see para. 3.2 above). In this case, there are no adverse impacts in this direction.

To the south, there are two storey dwellings fronting both Matthysens Way and Harrison Drive, Immediately in front of the proposed block lies no. 5 Matthysens Way. This dwelling is orientated so that its front elevation looks westward across Matthysens Way and presents a side elevation to the application site. There are no windows to the side elevation of no. 5. At the closest point the garden boundary fence to no. 5 (fronting Harrison Drive) is approx. 14.6m from the proposed block (approx. at the corner of the 3 storey front and side elevation). In this case, there are no concerns in respect of loss of privacy to the occupiers of no. 5. Given the separation distance, and the orientation of the site to the north of the garden of no. 5, it is considered that there would be no significant harm to the amenities of the occupiers of no. 5 in terms of light or overbearing.

The first dwelling on Harrison Drive at this point is no. 61. No. 61 is sited towards the western end of the application site and will not be directly fronting the proposed 3 storey block. It is likely that the occupiers of this dwelling will have direct views of the proposed single storey refuse store and the adjacent cycle parking enclosure. In this case, it is considered that the proposals would have no adverse impact on the privacy, or amenity of the occupiers of no. 61.

To the east, of the site there are further dwellings fronting Harrison Drive, with the first dwelling being no. 78, with the side elevation of this dwelling facing towards the proposed block. The separation distance from the side of no. 78 to the side of the proposed 3 storey element of the proposed block is approx. 28.8m, and there are no windows to either side elevation. In this case, it is considered that there would be no significant harm caused to the privacy or amenity of the occupiers of no.78. The garden to no. 78 is set slightly towards the rear of the proposed block and, whilst there are windows facing eastward, they are not habitable rooms and they are approx. 26m off the boundary to no. 78. In this case, this relationship does not cause any concern in respect of privacy or amenity.

To the rear of no. 78 is the garden to no. 25 Mitchell Close. Given that the garden relationship is similar to that of no 78 Harrison Drive, this situation again raises no privacy or amenity concerns.

8.6 With regard to objections raised not discussed above, the following comments are made:

- The application site is not identified as 'open space' it is an area of undeveloped land, which already benefits from a number of planning consents for development;
- The Housing Strategy Manager has provided details of housing need in para. 5.12 above, which demonstrates that there remains a considerable shortfall of available dwellings in the city. There are no specific affordable housing areas and the Local Planning Authority is obliged to consider every application on its merits;

- The presence of a significant planning history on this site is a material consideration. Whilst planning policy and guidance has evolved since the last consent on this site (2008), the general principles applied then remain relevant today. Notwithstanding the history of this site, the current proposal is assessed on its own merit and there are no sustainable grounds to refuse consent;
- It is acknowledged that the development, when occupied (should consent be granted), may generate some additional noise and traffic movement in the area. However this, in its own right, is not sufficient to justify refusal of consent. The proposals have been considered by the Transportation and Pollution Control (Noise & Air) Managers, who do not raise any objection. Refuse is shown as being stored in a purpose built structure and the details of refuse provision have been considered by the Waste Manager, and are acceptable;
- There is no evidence that future occupiers of the development will cause or exacerbate any instances of anti-social behaviour;
- The proposals have been considered by the Transportation Manager, who does not raise any concerns or objection in respect of parking or Highway safety;
- There is no right to a view in planning legislation. As discussed above, it is considered that there are no sustainable grounds to refuse consent in terms of impact on light.
- It is acknowledged that construction activities associated with undertaking developments can result in local disturbance. However, this is an unfortunate consequence of development and cannot reasonably be held as grounds for refusal of planning permission.

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. **PLANNING OBLIGATIONS**

- 10.1 The following contribution requests have been made, with reference made to the Community Infrastructure Levy tests:

Parks – A contribution of £29,363 is requested towards the maintenance/provision of open space in the vicinity of the site.

Transportation – A contribution of £5000 is requested, towards amended/additional Traffic Orders.

In addition to the above, it is recommended that the development is limited to use as affordable housing, secured through any legal agreement made.

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

11. **CONCLUSION**

- 11.1 The proposals would provide much needed affordable housing, of a scale, design and appearance that is considered to be acceptable.

In light of the above, and having regard for current planning policy and guidance, it is recommended that planning permission be granted, subject to conditions and a Legal Agreement.

Notes
 Drawing is copyright
 All dimensions are to be checked prior to construction or manufacture.
 All dimensions are to be reported immediately to the Architect.
 Any discrepancies to be reported immediately to the Architect.
 Do not scale this drawing. Work to figures dimensions only.
 To get scale this drawing, work to figures dimensions only.

Specification
 This drawing must be read in conjunction with Drawing Specification Notes, Bill of Materials, and Schedule of Materials.
 This drawing must be read in conjunction with all related Architect's consultant's and specialist's drawings and documents.

Rev	Date	Rev	Date
Rev	16 Feb 06	D	DEC 07
A	23 Mar 06	B	APR 08
B	28 Mar 06		
C	07 Jun 06		

Sheet	Scale	Job No	Drawn/Checked
SITE PLAN	1:200	09G5/24	WW/DD
Date			
APR 2008			

Client
UNITED WELSH HOUSING ASSOCIATION LTD. PROPOSED RESIDENTIAL DEVELOPMENT WILLOWBROOKE DRIVE / HARRISON DRIVE

davies jlewelyn and jones
 Chartered Architects
 The Millers, Park Road, Cardiff Bay, Cardiff CF1 5BA, Tel: (01222) 464433 Fax: (01222) 464435



SITE PLAN

Rev	Date	By	Description
D	16 FEB 06	D	REVISIONS AND FOOT REVISIONS
C	23 MAR 06	B	EXAMINATIONS AND FOOT REVISIONS
B	28 MAR 06	F	LEADS SHOWN REVISIONS TO SHOW LEADS TO ADO
A	07 JUN 06	C	LANDSCAPING AND NOTES AMENDED

Rev	Date	By	Description
D	07 JUN 06	D	REVISIONS AND FOOT REVISIONS
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A	07 JUN 06	C	LANDSCAPING AND NOTES AMENDED

Sheet No/Revision	Date	Scale	Job No	Drawn/Checked
(90)001G	MAR 2018	1:200	0905/24	NP/DD

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Client
 UNITED WELSH HOUSING ASSOCIATION LTD.
 PROPOSED RESIDENTIAL DEVELOPMENT
 WILLOWROOKE DRIVE / HARRISON DRIVE

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (90)002 SITE LOCATION PLAN
- (90)004 PROPOSED GROUND FLOOR PLAN
- (90)005 PROPOSED FIRST+ SECOND FLOOR PLANS
- (90)006 PROPOSED ELEVATIONS
- (90)007 PROPOSED ELEVATIONS
- (90)008 PROPOSED INTERNAL LAYOUTS
- (90)009 SITE LOCATION PLAN
- (90)010 PROPOSED BLOCK PLAN
- (90)011 PROPOSED SITE SECTIONS
- (74)101 PROPOSED KITCHEN LAYOUTS

SCHEDULE OF ACCOMMODATION

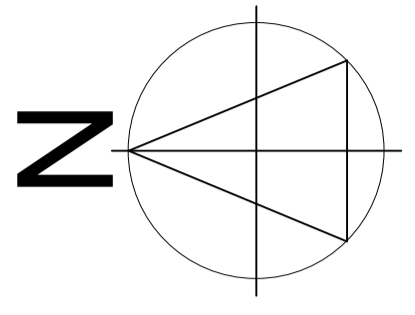
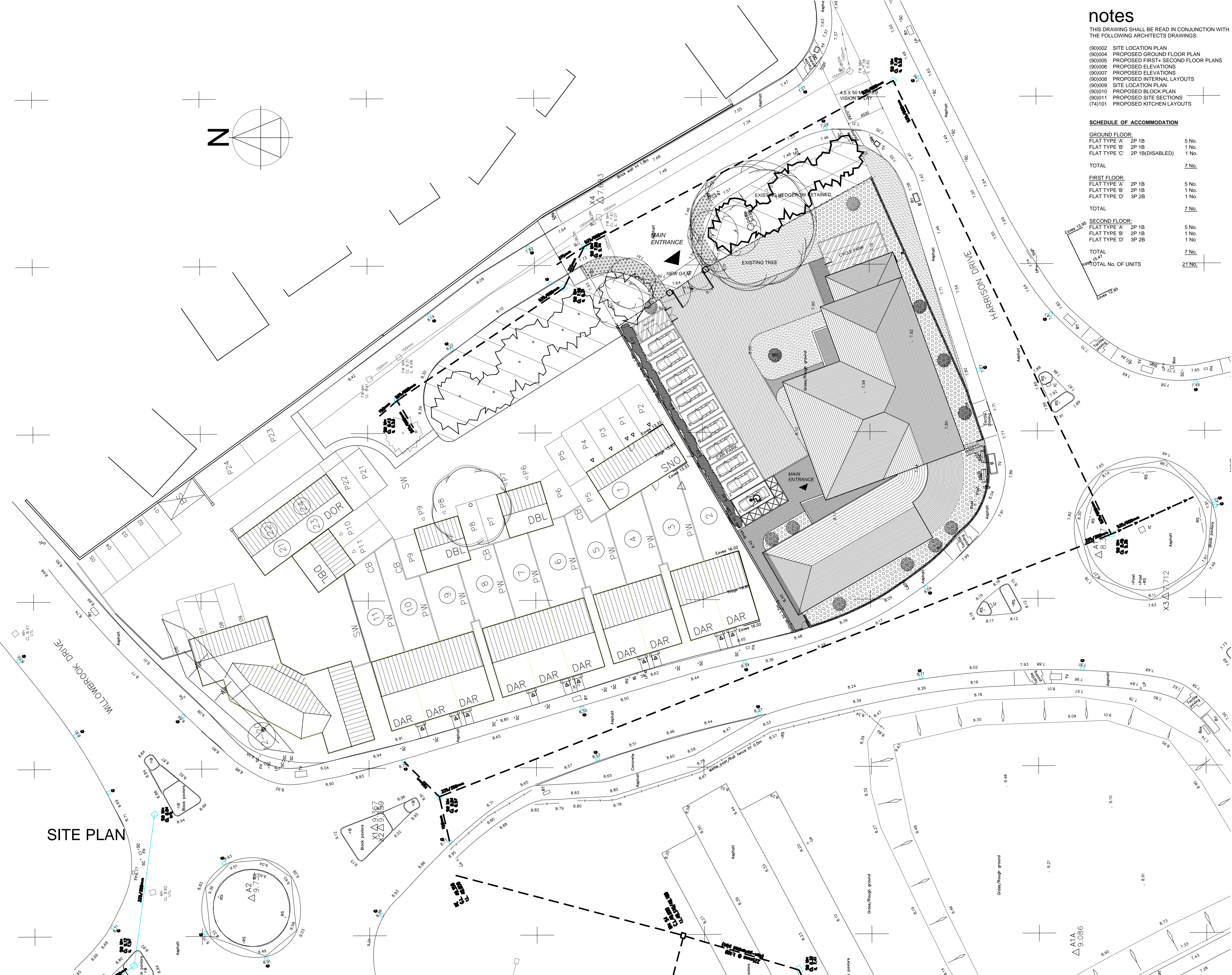
GROUND FLOOR:		
FLAT TYPE 'A'	2P 1B	5 No.
FLAT TYPE 'B'	2P 1B	1 No.
FLAT TYPE 'C'	2P 1B(DISABLED)	1 No.
TOTAL		7 No.

FIRST FLOOR:		
FLAT TYPE 'A'	2P 1B	5 No.
FLAT TYPE 'B'	2P 1B	1 No.
FLAT TYPE 'D'	3P 2B	1 No.
TOTAL		7 No.

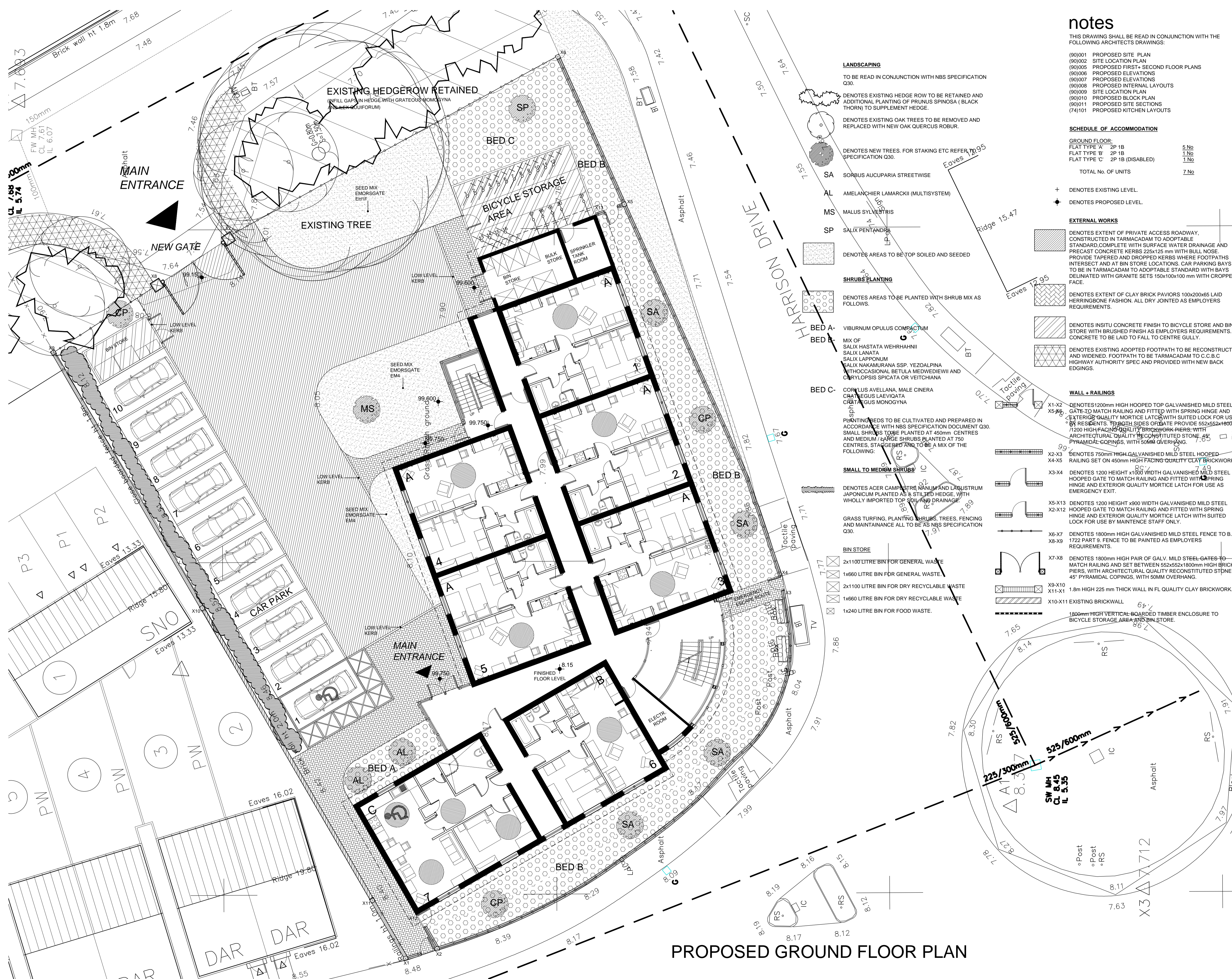
SECOND FLOOR:		
FLAT TYPE 'A'	2P 1B	5 No.
FLAT TYPE 'B'	2P 1B	1 No.
FLAT TYPE 'D'	3P 2B	1 No.
TOTAL		7 No.

TOTAL		
TOTAL No. OF UNITS		21 No.

Specification
 This drawing must be read in conjunction with Drawing Specification Notes, Bill of Materials, and Schedule of Accommodation.
 This drawing must be read in conjunction with all related Architects' consultants' and specialist's drawings and documents.



SITE PLAN



PROPOSED GROUND FLOOR PLAN

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (90)001 PROPOSED SITE PLAN
- (90)002 SITE LOCATION PLAN
- (90)005 PROPOSED FIRST & SECOND FLOOR PLANS
- (90)006 PROPOSED ELEVATIONS
- (90)007 PROPOSED ELEVATIONS
- (90)008 PROPOSED INTERNAL LAYOUTS
- (90)009 SITE LOCATION PLAN
- (90)010 PROPOSED BLOCK PLAN
- (90)011 PROPOSED SITE SECTIONS
- (74)101 PROPOSED KITCHEN LAYOUTS

SCHEDULE OF ACCOMMODATION

GROUND FLOOR:		
FLAT TYPE 'A'	2P 1B	5 No
FLAT TYPE 'B'	2P 1B	1 No
FLAT TYPE 'C'	2P 1B (DISABLED)	1 No
TOTAL No. OF UNITS		7 No

+ DENOTES EXISTING LEVEL.
 ◆ DENOTES PROPOSED LEVEL.

EXTERNAL WORKS

- DENOTES EXTENT OF PRIVATE ACCESS ROADWAY, CONSTRUCTED IN TARMACADAM TO ADAPTABLE STANDARD. COMPLETE WITH SURFACE WATER DRAINAGE AND PRECAST CONCRETE KERBS 225x125 mm WITH BULL NOSE. PROVIDE TAPERED AND DROPPED KERBS WHERE FOOTPATHS INTERSECT AND AT BIN STORE LOCATIONS. CAR PARKING BAYS TO BE IN TARMACADAM TO ADAPTABLE STANDARD WITH BAYS DELIMITED WITH GRANITE SETS 150x100x100 mm WITH CROPPED FACE.
- DENOTES EXTENT OF CLAY BRICK PAVIERS 100x200x65 LAID HERRINGBONE FASHION, ALL DRY JOINTED AS EMPLOYERS REQUIREMENTS.
- DENOTES INSITU CONCRETE FINISH TO BICYCLE STORE AND BIN STORE WITH BRUSHED FINISH AS EMPLOYERS REQUIREMENTS. CONCRETE TO BE LAID TO FALL TO CENTRE GULLY.
- DENOTES EXISTING ADOPTED FOOTPATH TO BE RECONSTRUCTED AND WIDENED. FOOTPATH TO BE TARMACADAM TO C.C.B.C HIGHWAY AUTHORITY SPEC AND PROVIDED WITH NEW BACK EDGINGS.

WALL & RAILINGS

- DENOTES 1200mm HIGH HOOPED TOP GALVANIZED MILD STEEL GATE TO MATCH RAILING AND FITTED WITH SPRING HINGE AND EXTERIOR QUALITY MORTICE LATCH WITH SUITED LOCK FOR USE BY RESIDENTS. TO BOTH SIDES OF GATE PROVIDE 552x552x1800 / 1200 HIGH FACING QUALITY BRICKWORK PIERS WITH ARCHITECTURAL QUALITY RECONSTITUTED STONE, 45° PYRAMIDAL COPINGS, WITH 50MM OVERHANG.
- DENOTES 750mm HIGH GALVANIZED MILD STEEL HOOPED RAILING SET ON 450mm HIGH FACING QUALITY CLAY BRICKWORK.
- DENOTES 1200 HEIGHT X 900 WIDTH GALVANIZED MILD STEEL HOOPED GATE TO MATCH RAILING AND FITTED WITH SPRING HINGE AND EXTERIOR QUALITY MORTICE LATCH FOR USE AS EMERGENCY EXIT.
- DENOTES 1200 HEIGHT X 900 WIDTH GALVANIZED MILD STEEL HOOPED GATE TO MATCH RAILING AND FITTED WITH SPRING HINGE AND EXTERIOR QUALITY MORTICE LATCH WITH SUITED LOCK FOR USE BY MAINTENANCE STAFF ONLY.
- DENOTES 1800mm HIGH GALVANIZED MILD STEEL FENCE TO B.S 1722 PART 9. FENCE TO BE PAINTED AS EMPLOYERS REQUIREMENTS.
- DENOTES 1800mm HIGH PAIR OF GALV. MILD STEEL GATES TO MATCH RAILING AND SET BETWEEN 552x552x1800mm HIGH BRICK PIERS, WITH ARCHITECTURAL QUALITY RECONSTITUTED STONE, 45° PYRAMIDAL COPINGS, WITH 50MM OVERHANG.
- 1.8m HIGH 225 mm THICK WALL IN FL QUALITY CLAY BRICKWORK.
- X10-X11 EXISTING BRICK WALL
- 1800mm HIGH VERTICAL BOARDED TIMBER ENCLOSURE TO BICYCLE STORAGE AREA AND BIN STORE.

LANDSCAPING

TO BE READ IN CONJUNCTION WITH NBS SPECIFICATION Q30.

DENOTES EXISTING HEDGE ROW TO BE RETAINED AND ADDITIONAL PLANTING OF PRUNUS SPINOSA (BLACK THORN) TO SUPPLEMENT HEDGE.

DENOTES EXISTING OAK TREES TO BE REMOVED AND REPLACED WITH NEW OAK QUERCUS ROBUR.

DENOTES NEW TREES. FOR STAKING ETC REFER TO NBS SPECIFICATION Q30.

- SA SORBUS AUCUPARIA STREETWISE
- AL AMELANCHIER LAMARCKII (MULTISYSTEM)
- MS MALUS SYLVESTRIS
- SP SALIX PENTANDRA

SHRUBS PLANTING

DENOTES AREAS TO BE PLANTED WITH SHRUB MIX AS FOLLOWS.

VIBURNUM OPULUS COMPACTUM

MIX OF SALIX HASTATA WEHRHANNII, SALIX LANATA, SALIX LAPPONUM, SALIX NAKAMURANA SSP. YEZOALPINA, VITICOCASIONAL BETULA MEDWEDIEVII AND CORYLOPSIS SPICATA OR VEITCHIANA

CORNUS AVELLANA, MALE CINERA, CRATAEGUS LAEVIQATA, CRATAEGUS MONOGYNA

PLANTING SEEDS TO BE CULTIVATED AND PREPARED IN ACCORDANCE WITH NBS SPECIFICATION DOCUMENT Q30. SMALL SHRUBS TO BE PLANTED AT 450mm CENTRES AND MEDIUM / LARGE SHRUBS PLANTED AT 750 CENTRES. STAGGERED AND TO BE A MIX OF THE FOLLOWING:

SMALL TO MEDIUM SHRUBS

DENOTES ACER CAMPESTRIS MANUM AND LARSTRUM JAPONICUM PLANTED AS A STILTED HEDGE, WITH WHOLLY IMPORTED TOP SOIL AND DRAINAGE

GRASS TURFING, PLANTING SHRUBS, TREES, FENCING AND MAINTENANCE ALL TO BE AS NBS SPECIFICATION Q30.

BIN STORE

- 2x1100 LITRE BIN FOR GENERAL WASTE
- 1x660 LITRE BIN FOR GENERAL WASTE
- 2x1100 LITRE BIN FOR DRY RECYCLABLE WASTE
- 1x660 LITRE BIN FOR DRY RECYCLABLE WASTE
- 1x240 LITRE BIN FOR FOOD WASTE.

Notes

This drawing is copyright. All dimensions are to be checked prior to construction or manufacture. All drawings are to be read in conjunction with all related technical conditions and specifications. Do not scale this drawing. Work to figured dimensions only.

Rev	Description	Date
1	EXTERNAL WORKS AMENDED	07 JUN 08
2	PLAN OF PART TYPE B REVISION	20 SEP 08
3	PLANNING SCHEDULE AMEND	MAR 09
4	REVISIONS AMENDED	MAY 09
5	REVISIONS AMENDED	MAY 09
6	REVISIONS AMENDED	MAY 09
7	REVISIONS AMENDED	MAY 09

Specification

This drawing must be read in conjunction with 'Drawing Specification Notes' Bill of Materials.

Rev	Description	Date
1	LANDSCAPING AND WORKS AMENDED	MAR 18
2	LANDSCAPING AND WORKS AMENDED	MAR 18
3	LANDSCAPING AND WORKS AMENDED	MAR 18

PROPOSED GROUND FLOOR PLAN

Rev	Description	Date
1	PROPOSED GROUND FLOOR PLAN	JAN 2018

Scale	1:100
Job No	0905/24
Drawn/Checked	NP/DD
Client	UNITED WELSH HOUSING ASSOCIATION LTD.
Job	PROPOSED RESIDENTIAL DEVELOPMENT WILLOWROOKE DRIVE / HARRISON DRIVE

Client: UNITED WELSH HOUSING ASSOCIATION LTD.

Job: PROPOSED RESIDENTIAL DEVELOPMENT
WILLOWROOKE DRIVE / HARRISON DRIVE

Scale: 1:100

Job No: 0905/24

Drawn/Checked: NP/DD

Client: daviess jlewelyn and jones
Chartered Architects
The Maltings, East Tyndal Street, Cardiff CF1 1AB, Tel: (01222) 464433 Fax: (01222) 464345

Sheet No/Revision: (90)004J

Notes
 This drawing is copyright.
 All dimensions are to be checked prior to construction or manufacture.
 Do not scale this drawing. Work to figured dimensions only.

Specification
 This drawing must be read in conjunction with 'Drawing Specification Notes', Bill of Materials, 'Material Appendix', 'Schedule of Accommodation' and 'Particulars'.
 It should be read in conjunction with all related architect's consultant's and specialist's drawings and documents.

davies jlewelyn and jones
 Chartered Architects
 The Millings, East Tyndall Street, Cardiff Bay, Cardiff CF1 6SX, Tel: (01222) 464433 Fax: (01222) 464345

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

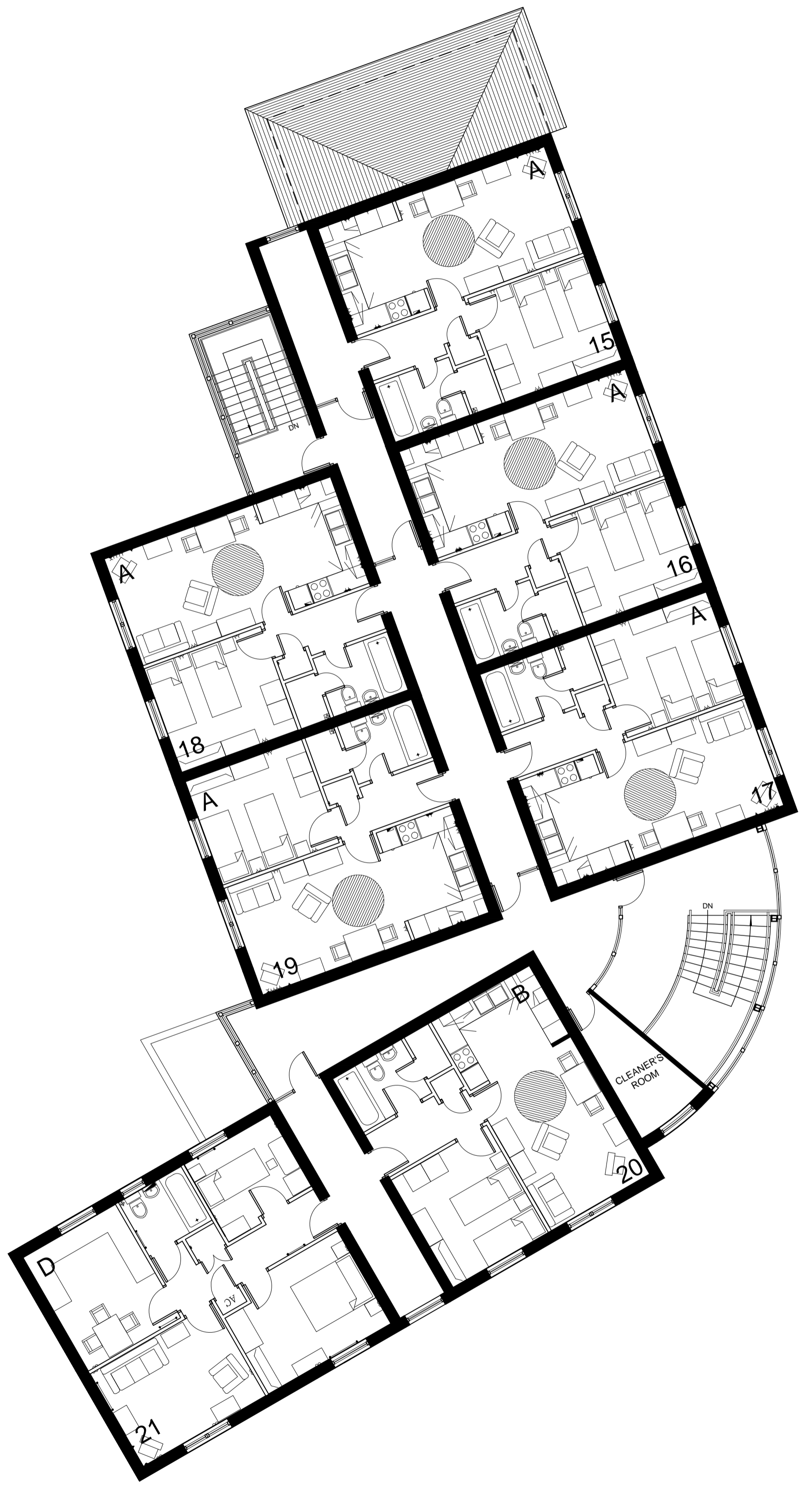
- (90)001 PROPOSED SITE PLAN
- (90)002 SITE LOCATION PLAN
- (90)004 PROPOSED GROUND FLOOR PLAN
- (90)006 PROPOSED ELEVATIONS
- (90)007 PROPOSED ELEVATIONS
- (90)008 PROPOSED INTERNAL LAYOUTS

SCHEDULE OF ACCOMMODATION

FIRST FLOOR:	
FLAT TYPE 'A'	2P 1B 5 No.
FLAT TYPE 'B'	2P 1B 1 No.
FLAT TYPE 'D'	3P 2B 1 No.
TOTAL	7 No.
SECOND FLOOR:	
FLAT TYPE 'A'	5 No.
FLAT TYPE 'B'	1 No.
FLAT TYPE 'D'	1 No.
TOTAL	7 No.

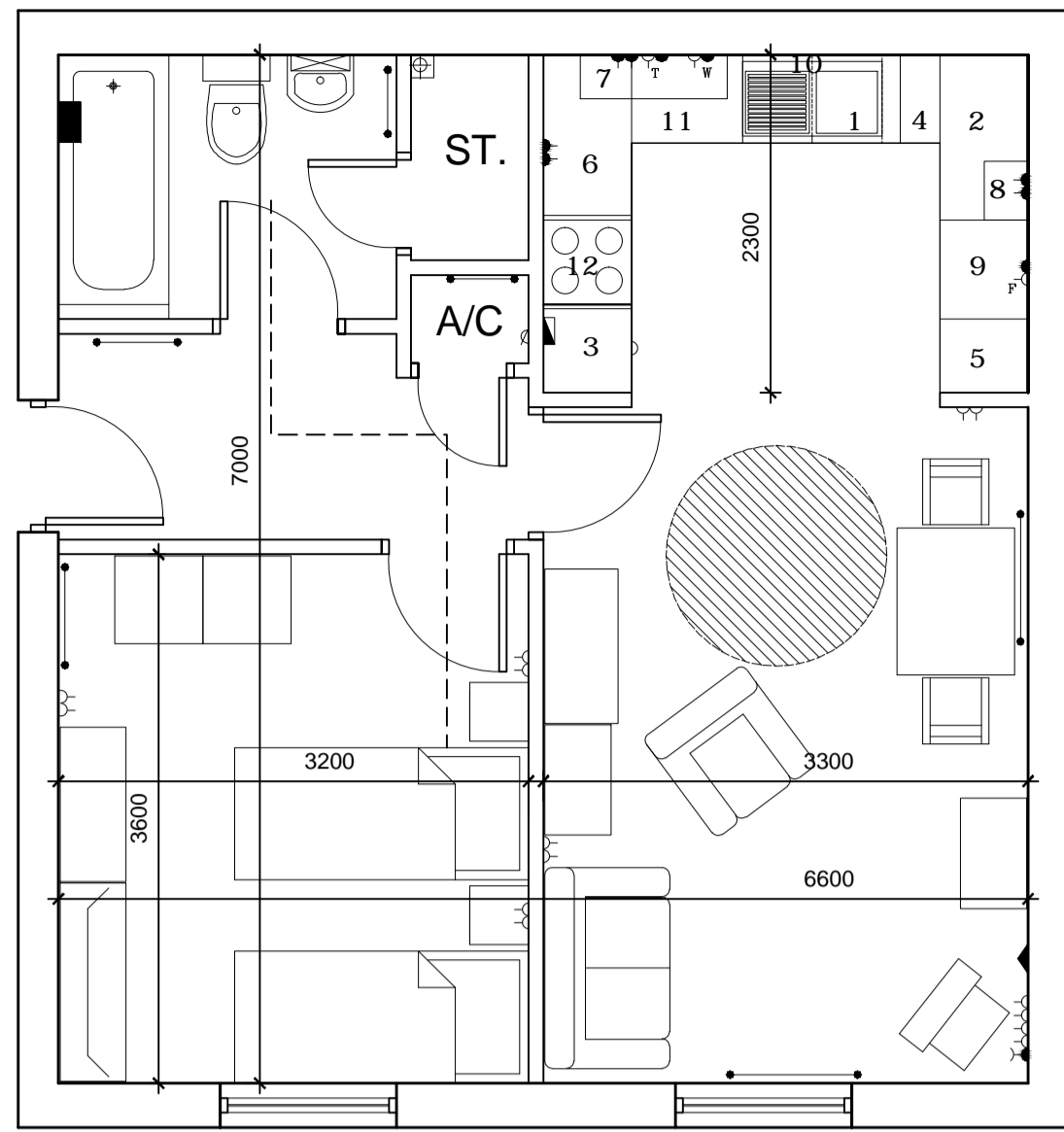


PROPOSED FIRST FLOOR PLAN

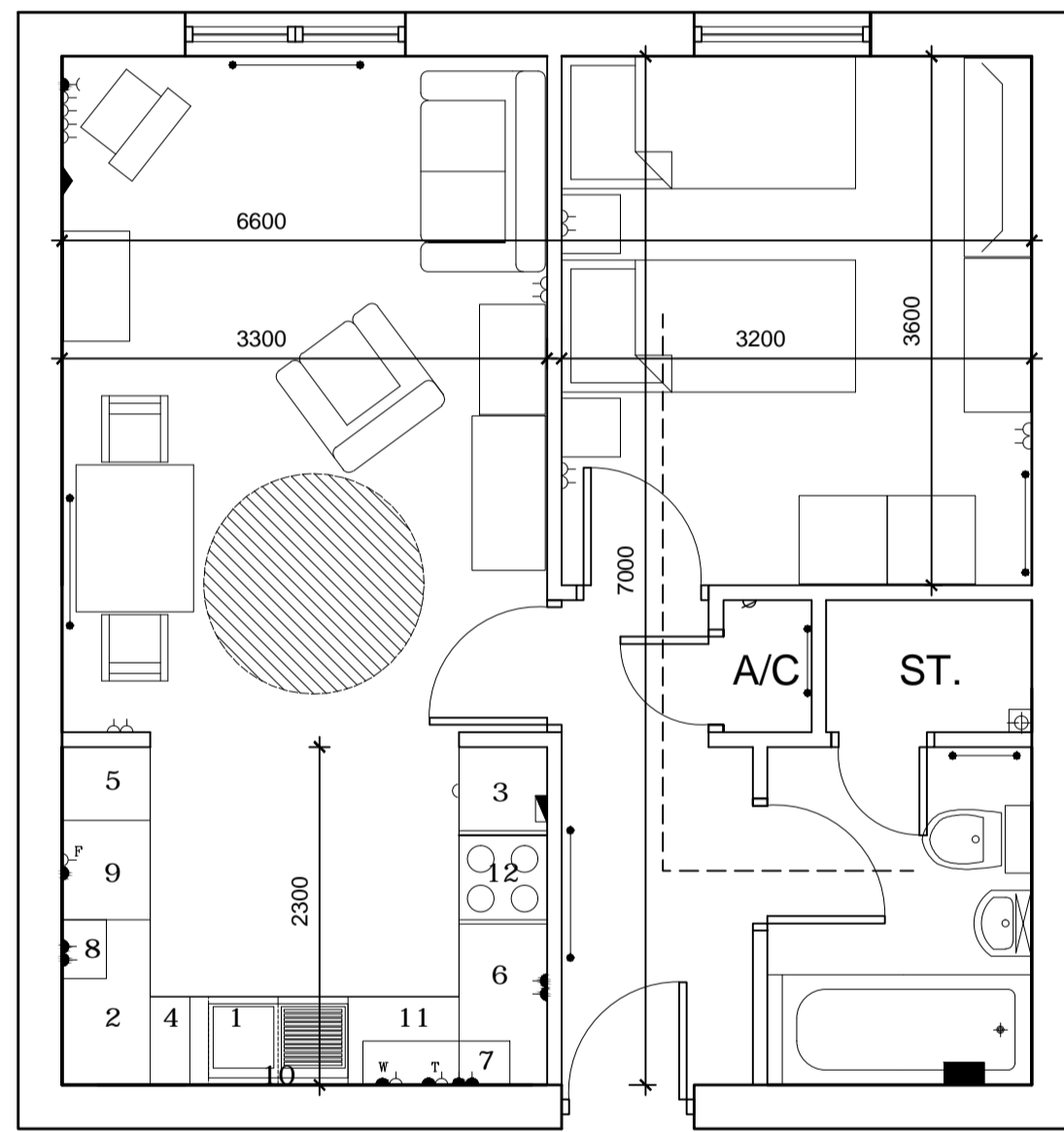


PROPOSED SECOND FLOOR PLAN

Rev	Date	Rev	Date	Rev	Date
A					
ADDED FLAT TYPE					
PROPOSED FIRST FLOOR & SECOND FLOOR PLANS					
Date	Scale	Job No	Drawn/Checked	Sheet No./Revisions	
DEC 2007	1:100	0905/24	WW/DD	(90)005A	
			Client	UNITED WELSH HOUSING ASSOCIATION LTD.	
			Job	PROPOSED RESIDENTIAL DEVELOPMENT WILLOWROOKE DRIVE / HARRISON DRIVE	



FLAT TYPE B: 1B2P (AREA: 46.2m²)



FLAT TYPE A: 1B2P (AREA: 46.2m²)

SCHEDULE OF KITCHEN UNITS: TYPE A/B

BASE UNITS:

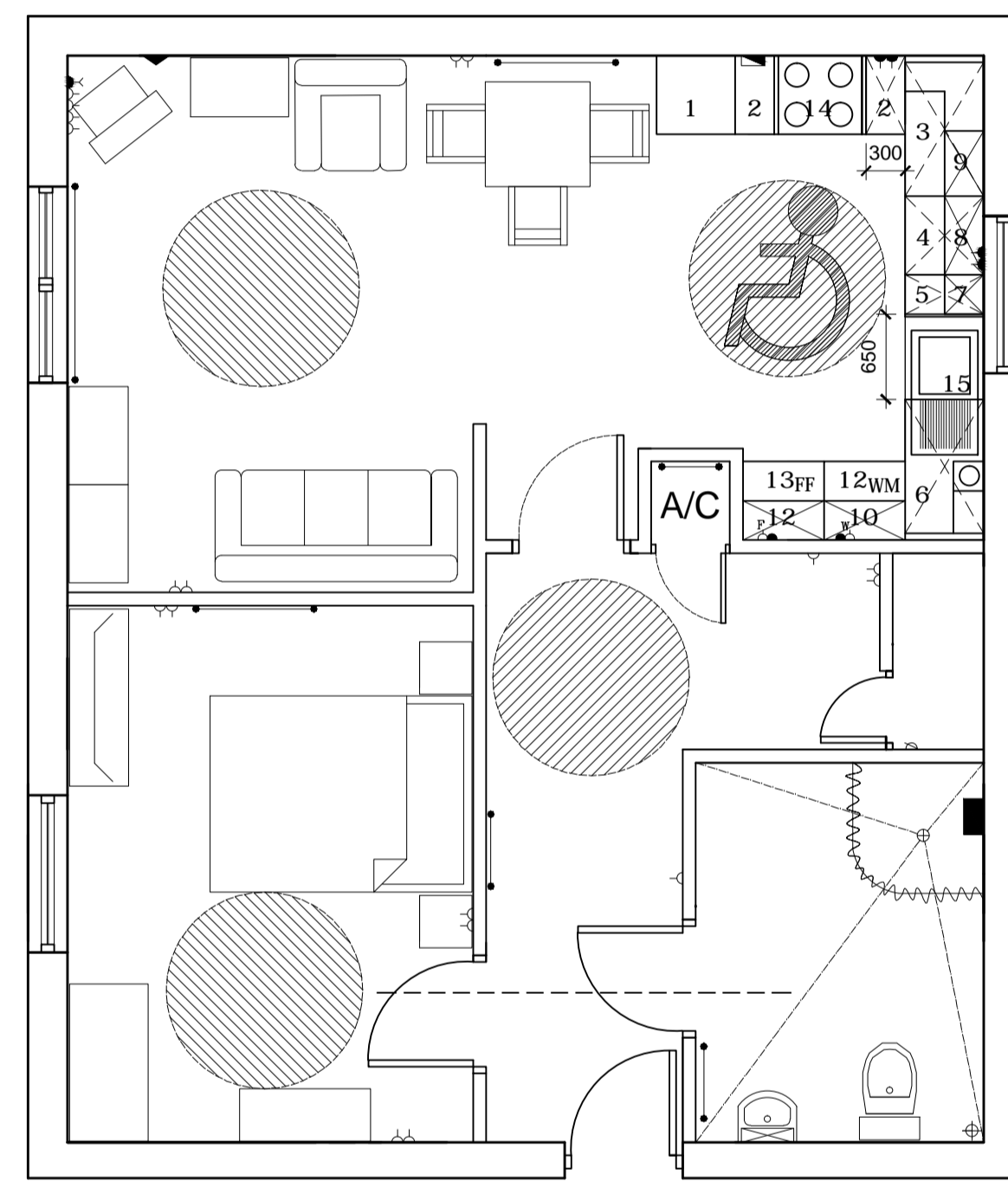
1. 600 x 600 x 900mm
2. 1125 (overall) x 600 x 900mm corner unit with 500mm wide door
3. 600 x 600 x 900mm drawer unit
4. Tray space
5. 500 x 600 x 2250mm tall unit
6. 1125 (overall) x 600 x 900mm corner unit with 500mm wide door

WALL UNITS:

7. 1000 x 300 x 600mm
8. 400 x 300 x 600mm

OTHER ITEMS:

9. Removable worktop over fridge/freezer space
10. 950 x 508mm stainless steel inset sink
11. Double appliance space (1250mm wide)
12. 620mm wide space for cooker



FLAT TYPE C: 1B2P DISABLED (AREA: 58.1m²)

SCHEDULE OF KITCHEN UNITS:

BASE UNITS:

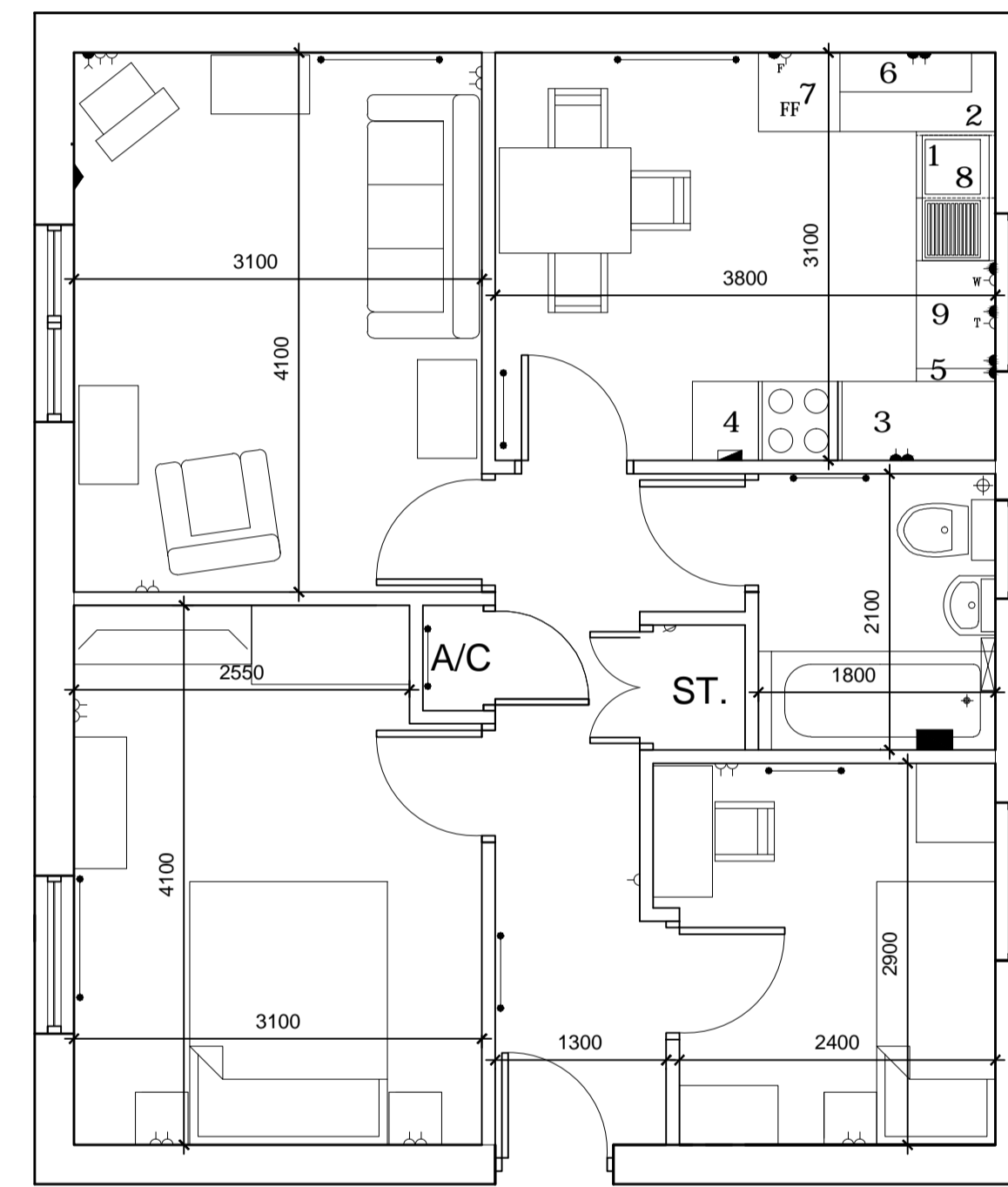
1. tall oven housing
2. 300 x 600 base unit
3. 1025 x 600 corner base unit
4. 600wide x 600deep base unit
5. 300wide x 600deep base unit
6. 1025 x 600 coner base unit with 400 door

WALL UNITS:

7. 300 x 300 x 724 wall unit
8. 600 x 300 x 724 wall unit
9. 500 x 300 x 724 wall unit
10. 600 x 300 x 724 wall unit
11. 600 x 300 x 724 wall unit

OTHER ITEMS:

12. 620mm wide washing machine space with worktop over
13. 620 wide space for fridge/freezer
14. hob set into 1000 long worktop with space under
15. 950 x 508 s.s sink and drainer set in to adjustable worktop



FLAT TYPE D: 2B3P (AREA: 58.1m²)

SCHEDULE OF KITCHEN UNITS:

BASE UNITS:

1. 500 x 600 x 900mm
2. 1225 (overall) x 600 x 900mm corner unit with 600mm wide door
3. 1125 (overall) x 600 x 900mm corner unit with 500mm wide door
4. 500 x 600 x 900mm drawer unit
5. Tray space

WALL UNITS:

6. 1000 x 300 x 600mm

OTHER ITEMS:

7. Removable worktop over fridge/freezer space
8. 950 x 508mm steel inset sink
9. Double appliance space (1250mm wide)

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (90)001 PROPOSED SITE PLAN
- (90)002 SITE LOCATION PLAN
- (90)004 PROPOSED GROUND FLOOR PLAN
- (90)005 PROPOSED FIRST + SECOND FLOOR PLANS
- (90)006 PROPOSED ELEVATIONS
- (90)007 PROPOSED ELEVATIONS

- | | | |
|---|--------------------------|-------|
| A | FLAT TYPE 'A' | 2P 1B |
| B | FLAT TYPE 'B' | 2P 1B |
| C | FLAT TYPE 'C' (DISABLED) | 2P 1B |
| D | FLAT TYPE 'D' | 3P 2B |

ELECTRICAL KEY

- △ 13amp switched power socket, one gang
- ▽ 13amp switched power socket, two gang
- ▲ 13amp switched power socket, one gang set at 150mm above worktop level.
- ▲ 13amp switched power socket, two gang set at 150mm above worktop level.
- F Power supply for refrigerator comprising 13 amp unswitched power socket, one gang set at 500mm above ffl (below worktop) and controlled by a switch with a neon indicator set 150mm above worktop level.
- W Power supply for washing machine comprising 13amp unswitched socket set at 500mm above ffl (below worktop) and controlled by a separate point and switch set 150mm above worktop level.
- T Power supply for tumble dryer comprising 13amp unswitched socket set at 500mm above ffl (below worktop) and controlled by a separate point and switch set 150mm above worktop level.
- ⊠ Denotes shaver point and light strip.
- Electric shower
- Y Denotes double television aerial point including satellite + cable tv point
- ⊞ Unswitched fused spur
- ▲ Denotes telephone point
- Steel panel radiator
- - - Denotes line of future ceiling hoist

<p>Notes</p> <p>This drawing is copyright. All dimensions are to be checked prior to construction or manufacture. Do not scale this drawing. Work to figured dimensions only.</p>	<p>Specification</p> <p>This drawing must be read in conjunction with 'Drawing Specification Notes', Bill of Materials, Material Schedule, and any other drawings and documents.</p>	<p>Sheet</p> <p>PROPOSED INTERNAL LAYOUTS</p> <p>Date: JAN 2008</p> <p>Scale: 1:50</p> <p>Job No: 0905/24</p> <p>Drawn/Checked: WW/DD</p>	<p>Client</p> <p>UNITED WELSH HOUSING ASSOCIATION LTD.</p> <p>Job</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT WILLOWROOKE DRIVE / HARRISON DRIVE</p>	<p>Rev</p> <p>A ADDED FLAT TYPE</p> <p>B MINOR RADIAIOR AMENDMENTS</p> <p>Date: DEC 07</p> <p>28 JAN 08</p>	<p style="text-align: center; font-size: 2em; font-weight: bold;">(90)008B</p> <p style="text-align: center; font-size: 0.8em;">Drawn/Checked: WW/DD</p>	<p style="text-align: center; font-size: 0.8em;">Client: UNITED WELSH HOUSING ASSOCIATION LTD.</p> <p style="text-align: center; font-size: 0.8em;">Job: PROPOSED RESIDENTIAL DEVELOPMENT WILLOWROOKE DRIVE / HARRISON DRIVE</p>	<p style="text-align: center; font-size: 0.8em;">Chartered Architects The Maltings, East Princes Street, Cardiff, CF1 4SA, Tel: (01222) 464439 Fax: (01222) 464435</p> <p style="text-align: center; font-size: 0.8em;">d Davies Ilewelyn and Jones</p>
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EAST ELEVATION



NORTH ELEVATION

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:
 (90)001 PROPOSED SITE PLAN
 (90)002 SITE LOCATION PLAN
 (90)004 PROPOSED GROUND FLOOR PLAN
 (90)005 PROPOSED FIRST + SECOND FLOOR PLANS
 (90)006 PROPOSED ELEVATIONS
 (90)008 PROPOSED INTERNAL LAYOUTS

- A FLAT TYPE 'A' 2P 1B
- B FLAT TYPE 'B' 2P 1B
- C FLAT TYPE 'C' 2P 1B (DISABLED)
- D FLAT TYPE 'D' 3P 2B

SCHEDULE OF MATERIALS

WALLS
 BRICKWORK : FACING QUALITY BLOCKLEY BEDFORD BUFF CLAYFACING BRICKWORK WITH BUCKET HANDLE FINISH TO JOINTS. MORTAR COLOUR: NATURAL.

RENDER : THROUGH COLOURED RENDER. COLOUR : PALE CREAM.

ROOF
 PROPRIETARY IMITATION SLATE. COLOUR: BLUE/BLACK.

RIDGE
 DRY VENTILATED ANGULAR RIDGE. COLOUR: BLUE/BLACK.

HIP TILES
 ANGULAR HIP TILES. COLOUR TO MATCH RIDGE.

WINDOWS
 TILT-TURN POWDER COATED ALUMINIUM COMPOSITE WINDOWS. COLOUR: GREY RAL7037.

EXTERNAL DOUBLE DOORS TO FLATS
 POWDER COATED ALUMINIUM COMPOSITE TO MATCH WINDOWS. COLOUR: GREY RAL7037.

EXTERNAL FRONT DOOR, COMMUNAL ENTRANCES
 TO BE FULLY GLAZED WITH POWDER COATED ALUMINIUM SURROUND. COLOUR: GREY RAL7037.

CURTAIN WALLING TO STAIRWELLS AND CORRIDORS
 COLOUR COATED ALUMINIUM. COLOUR: GREY RAL7037.

PLANT ROOM/BOILER ROOM/ BIN STORE/CYCLE STORE
 DOORS TO BE POWDER COATED ALUMINIUM LOUVRED DOORS. COLOUR: GREY RAL7037.

FLAT ROOF TO STAIRWELL + ENTRANCE
 TROCAL ROOFING MEMBRANE.

FASCIA/SOFFITS

SELF FINISHED FLAT PANEL- 'TRESPA' OR SIMILAR EQUAL APPROVED.

R.W GUTTERS + DOWNPIPES

ALUMINIUM COLOUR COATED. COLOUR: GREY RAL7037.

WINDOW CILLS

RECONSTITUTED STONE CILLS.

WINDOW HEADS AND SURROUNDS

GROUND FLOOR : SOLDIER COURSE FACING QUALITY BLOCKLEY BEDFORD BUFF CLAYFACING BRICKWORK.

1st+2nd FLOOR : RECONSTITUTED STONE WINDOW SURROUNDS.

Notes
 This drawing is copyright. All dimensions are to be checked prior to construction or manufacture. Do not scale this drawing. Work to figured dimensions only.

Rev	Date	Description
A	DEC 07	ROOF PLAN AND MAIN STRUCTURES APPROVED
B	APR 08	ROOF AND WINDOWS ALTERED

Sheet No./Revision	Date	Scale	Job No	Drawn/Checked
(90)007B	APR 2008	1:100	0905/24	WW/DD

Client UNITED WELSH HOUSING ASSOCIATION LTD.
Job PROPOSED RESIDENTIAL DEVELOPMENT
 WILLOWROOKE DRIVE / HARRISON DRIVE

davies lewelyn and jones
 Chartered Architects
 The Maltings, East Tyndall Street, Cardiff, CF1 9EX, Tel: (01222) 464433 Fax: (01222) 464345



WEST ELEVATION

Harrison Drive



SOUTH ELEVATION (ONTO HARRISON DRIVE)

Existing Access Road

Existing Hedge and Oak Tree Retained

Existing Access Road

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:
 (90)001 PROPOSED SITE PLAN
 (90)002 SITE LOCATION PLAN
 (90)004 PROPOSED GROUND FLOOR PLAN
 (90)005 PROPOSED FIRST + SECOND FLOOR PLANS
 (90)007 PROPOSED ELEVATIONS
 (90)008 PROPOSED INTERNAL LAYOUTS

- A FLAT TYPE 'A' 2P 1B
- B FLAT TYPE 'B' 2P 1B
- C FLAT TYPE 'C' 2P 1B (DISABLED)
- D FLAT TYPE 'D' 3P 2B

SCHEDULE OF MATERIALS

WALLS
 BRICKWORK : FACING QUALITY BLOCKLEY BEDFORD BUFF CLAYFACING BRICKWORK WITH BUCKET HANDLE FINISH TO JOINTS. MORTAR COLOUR: NATURAL.
 RENDER : THROUGH COLOURED RENDER. COLOUR : PALE CREAM.

ROOF
 PROPRIETARY IMITATION SLATE. COLOUR: BLUE/BLACK.

RIDGE
 DRY VENTILATED ANGULAR RIDGE. COLOUR: BLUE/BLACK.

HIP TILES
 ANGULAR HIP TILES. COLOUR TO MATCH RIDGE.

WINDOWS
 TILT-TURN POWDER COATED ALUMINIUM COMPOSITE WINDOWS. COLOUR: GREY RAL7037.

EXTERNAL DOUBLE DOORS TO FLATS
 POWDER COATED ALUMINIUM COMPOSITE TO MATCH WINDOWS. COLOUR: GREY RAL7037.

EXTERNAL FRONT DOOR, COMMUNAL ENTRANCES
 TO BE FULLY GLAZED WITH POWDER COATED ALUMINIUM SURROUND. COLOUR: GREY RAL7037.

CURTAIN WALLING TO STAIRWELLS AND CORRIDORS
 COLOUR COATED ALUMINIUM. COLOUR: GREY RAL7037.

PLANT ROOM/BOILER ROOM/BIN STORE/CYCLE STORE
 DOORS TO BE POWDER COATED ALUMINIUM LOUVRED DOORS. COLOUR: GREY RAL7037.

FLAT ROOF TO STAIRWELL + ENTRANCE
 TROPICAL ROOFING MEMBRANE.

FASCIA/SOFFITS
 SELF FINISHED FLAT PANEL- 'TRESPA' OR SIMILAR EQUAL APPROVED.

R.W GUTTERS + DOWNPIPES
 ALUMINIUM COLOUR COATED. COLOUR: GREY RAL7037.

WINDOW CILLS
 RECONSTITUTED STONE CILLS.

WINDOW HEADS AND SURROUNDS
 GROUND FLOOR : SOLDIER COURSE FACING QUALITY BLOCKLEY BEDFORD BUFF CLAYFACING BRICKWORK.
 1st+2nd FLOOR : RECONSTITUTED STONE WINDOW SURROUNDS.

Notes
 This drawing is copyright. All dimensions are to be checked prior to construction or manufacture. Do not scale this drawing. Work to figured dimensions only.

Specification
 This drawing must be read in conjunction with 'Drawing Specification Notes' Bill of Materials and Appendix 'A' to be read in conjunction with all related technical conditions and specialist's drawings and documents.

Rev	Date	Rev	Date
A	APR 08	APR 07	APR 08
B			

Sheet No./Revision
 (90)006B

Job No
 0905/24

Drawn/Checked
 WW/DD

Client
 UNITED WELSH HOUSING ASSOCIATION LTD.

Job
 PROPOSED RESIDENTIAL DEVELOPMENT
 WILLOWROOKE DRIVE / HARRISON DRIVE

Client
 davis lewelyn and jones
 Chartered Architects
 The Millgate, East Tyndal Street, Cardiff CF1 9EX, Tel: (01222) 464433 Fax: (01222) 464345

Applications decided by Delegated Powers between 01/03/2018 and 30/03/2018

Total Count of Applications: 185

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>
18/00075/DCH	25/01/2018	Rogers	GROUND FLOOR DISABLED SHOWER ROOM EXTENSION & ACCESS EXTENSION	32 EMERALD STREET, ADAMSDOWN, CARDIFF, CF24 1QB	53	True	Permission be granted	19/03/2018

<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>
17/02338/MJR	06/12/2017	MALIK	APPROVAL OF THE DETAILS OF THE DESIGN AND EXTERNAL APPEARANCE, AND THE LANDSCAPING OF THE SITE PREVIOUSLY APPROVED UNDER OUTLINE PERMISSION 15/02271/MJR	FORMER RIVA BINGO, AGATE STREET, ADAMSDOWN, CARDIFF, CF24 1PF	98	False	Permission be granted	14/03/2018

17/03064/MJR	18/12/2017	Cardiff and Vale University Health Board	DISCHARGE OF CONDITION 2 (WINDOW SCHEDULE) OF 10/2096/DCI	CARDIFF ROYAL INFIRMARY, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0SZ	93	False	Full Discharge of Condition	21/03/2018
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<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>
17/03094/MNR	20/12/2017	Hughes Architects	PROPOSED NEW 1 BED DWELLING TO REPLACE EXISTING PARKING GARAGE STRUCTURE	72A NORA STREET, ADAMSDOWN, CARDIFF, CF24 1ND	93	False	Permission be granted	23/03/2018
17/02634/MNR	07/11/2017	Powell	CHANGE OF USE FROM SINGLE 4 BEDROOM FIRST FLOOR APARTMENT INTO TWO NUMBER 2 BED APARTMENTS	79A BROADWAY, ADAMSDOWN, CARDIFF, CF24 1QF	128	False	Permission be granted	15/03/2018

A/18/00001/MNR	03/01/2018	Coffee Planet UK Limited	SIGNAGE	THE KIOSK, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0FB	71	False	Permission be granted	15/03/2018
17/03087/MNR	17/01/2018	Akhtar	REAR/SIDE DORMER AND CONVERSION TO THREE FLATS WITH FIRST FLOOR EXTENSION AND GROUND FLOOR EXTENSION TO SHOP	38 CLIFTON STREET, ADAMSDOWN, CARDIFF, CF24 1LR	62	False	Planning Permission be refused	20/03/2018
18/00361/MNR	15/02/2018	SEEC Properties Ltd	SINGLE STOREY REAR EXTENSION WITH LOFT CONVERSION INCLUDING REAR DORMER TO CONVERT PROPERTY INTO 2 SELF CONTAINED FLATS.	22 BRADLEY STREET, ADAMSDOWN, CARDIFF, CF24 1PE	40	True	Permission be granted	27/03/2018
18/00342/MNR	12/02/2018	Servini	CONVERSION OF PART OF EXISTING GROUND FLOOR COMMERCIAL SPACE INTO 1 SEPARATE C3 DWELLING	41-42 CLIFTON STREET, ADAMSDOWN, CARDIFF, CF24 1LS	30	True	Permission be granted	14/03/2018

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<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>
17/02071/MJR	25/08/2017	Skyview Estates Ltd	DISCHARGE OF CONDITIONS 2 (AMENDED PLANS), 3 (MATERIALS) 4 (ARCHITECTURAL DETAILING) 5 (SOUND INSULTATION) 6 (ACOUSTIC GLAZING) 7 (NOISE) 8 (EXTRACTION FUMES) 9 (GROUND GAS) 10 (DISABLED ACCESS) 11 (REFUSE) 12 (STONE CLEANING SCHEME) 13 (RENDERING) 17 (MANAGEMENT PLAN) 18 (CAR PARK) 19 (CAR PARKING) 20 (CYCLE PARKING) 21 (DEMOLITION METHOD STATEMENT) 22 (DRAINAGE) AND 23 (DRAINAGE SCHEME) OF PLANNING PERMISSION 06/02527/C	CORYS BUILDINGS, 57 BUTE STREET, BUTETOWN, CARDIFF, CF10 5AJ	193	False	Partial Discharge of Condition (s)	06/03/2018

18/00122/MJR	19/01/2018	Karlin Waterside Ltd	VARIATION OF CONDITIONS 1C & 1D OF 14/02962/MJR	PLOT 6, ASSEMBLY SQUARE, BRITANNIA QUAY, CARDIFF BAY	49	True	Permission be granted	09/03/2018
18/00166/MJR	30/01/2018	Cardiff Council	DISCHARGE OF CONDITION 21 (MEANS OF ENCLOSURE) OF 16/2916/MJR	LAND TO THE SOUTH OF HAMADRYAD CENTRE, HAMADRYAD ROAD, BUTETOWN, CARDIFF	58	False	Full Discharge of Condition	29/03/2018
18/00582/MJR	16/03/2018	Cardiff Community Housing Associations and Morganstone Ltd.	AMENDMENTS TO 15/02597/MJR - VARIATION OF CONDITION 2 (REVISED PLANS)	LAND OFF SCHOONER WAY, ATLANTIC WHARF	7	True	Permission be granted	23/03/2018
<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>
18/00040/MNR	09/01/2018	MITCHELLS AND BUTLERS	WORKS TO EXISTING EXTERNAL DRINKING AREA TO CONSTRUCT NEW TIMBER PERGOLA STRUCTURE WITH GLASS ROOF AND NEW TIMBER POSTS	ELI JENKINS, 7-8 BUTE CRESCENT, CARDIFF BAY, CARDIFF, CF10 5AN	51	True	Permission be granted	01/03/2018
18/00041/MNR	09/01/2018	MITCHELLS AND BUTLERS	WORKS TO EXISTING EXTERNAL DRINKING AREA TO CONSTRUCT NEW TIMBER PERGOLA STRUCTURE WITH GLASS ROOF AND NEW TIMBER POSTS	ELI JENKINS, 7-8 BUTE CRESCENT, CARDIFF BAY, CARDIFF, CF10 5AN	51	True	Permission be granted	01/03/2018
17/03054/MJR	08/01/2018	ABA Holdings Ltd	TEMPORARY PERMISSION FOR 3 YEARS FOR CONTAINER TO BE USED AS COFFEE POD	LAND ADJACENT TO CARDIFF BAY STATION, BUTE STREET, BUTETOWN	71	False	Permission be granted	20/03/2018
17/02831/MNR	22/11/2017	S.Andrews & Son (Pwellhi) Ltd	INTERNAL ALTERATIONS TO 3RD FLOOR	SPINDOGS LTD THIRD FLOOR, PASCOE HOUSE, 54 BUTE STREET, BUTETOWN, CARDIFF, CF10 5AF	112	False	Permission be granted	14/03/2018
18/00252/MNR	09/02/2018	United Welsh Housing Association	NEW GATES AND FENCING TO SHOP FRONTS	1 ST CLAIR COURT, WEST BUTE STREET, BUTETOWN, CARDIFF, CF10 5FT	38	True	Permission be granted	19/03/2018

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18/00279/DCH	05/02/2018	Cronick	GROUND FLOOR KITCHEN EXTENSION AND INTERNAL ALTERATIONS	5 HEOL TRENEWYDD, CAERAU, CARDIFF, CF5 5LU	44	True	Permission be granted	21/03/2018

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18/00353/MJR	15/02/2018	The City of Cardiff Council	DISCHARGE OF CONDITION 28 (MATERIALS) OF 17/01453/MJR	LAND AT AND ADJACENT TO THE FORMER GLYN DERW HIGH SCHOOL, PENALLY ROAD, CAERAU, CARDIFF	14	True	Full Discharge of Condition	01/03/2018

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<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>
18/00132/DCH	22/01/2018	Mason	NEW SINGLE STOREY, DETACHED GARAGE AT REAR OF PLOT	41 FAIRFIELD AVENUE, CANTON, CARDIFF, CF5 1BR	43	True	Permission be granted	06/03/2018
18/00050/DCH	16/01/2018	Willey	REMOVAL OF SLOPING HALLWAY CEILING, REPLACED BY ADDITIONAL FLAT ROOFS	6 DULWICH HOUSE, PENCISELY ROAD, CANTON, CARDIFF, CF5 1DG	56	True	Permission be granted	13/03/2018
18/00290/DCH	05/02/2018	Oriel Design Limited	SINGLE STOREY REAR SUN LOUNGE AND CLOAKROOM EXTENSION	16 VICTORIA AVENUE, CANTON, CARDIFF, CF5 1ET	29	True	Permission be granted	06/03/2018

18/00281/DCH	05/02/2018	Jones	ALTERATIONS TO GROUND FLOOR FLAT TO INCLUDE CHANGING GARAGE TO BEDROOM INCLUDING DOOR TO WINDOW CREATE CAR PARKING SPACE, CHANGE LIVING ROOM PATIO DOORS TO WINDOW AND KITCHEN TO PATIO DOORS	24 DULWICH GARDENS, CANTON, CARDIFF, CF5 1SE	38	True	Permission be granted	15/03/2018
18/00520/DCH	09/03/2018	Dymond	AMENDMENTS TO 16/02816/DCH - ADDITION OF OBSCURED GLAZED FIXED PANE WINDOW INTO FIRST FLOOR SIDE ELEVATION	23 LOFTUS STREET, CANTON, CARDIFF, CF5 1HL	10	True	Permission be granted	19/03/2018
<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>
18/00053/MNR	16/01/2018	CCFC	CREATION OF NEW BUS LAYBY AND RELOCATION OF BUS SHELTER	CARDIFF CITY STADIUM, LECKWITH ROAD, CANTON, CARDIFF, CF11 8AZ	50	True	Permission be granted	07/03/2018
18/00289/MNR	05/02/2018	Phillips	RENEWAL OF 13/00157/DCO FOR DEMOLITION OF THE TEMPORARY LINKING BUILDING BETWEEN THE MAIN HALL AND SANCTUARY TO ALLOW THE CONSTRUCTION OF A NEW CENTRE BLOCK. FUNCTIONS WILL REMAIN UNCHANGED. THE ERECTION OF A SEPARATING WALL IN THE MAIN HALL AND THE REMOVAL OF A SECTION OF THE BRICK BOUNDARY WALL/RAILINGS TO THE FRONT ELEVATION TO ALLOW THE EXTENSION OF THE ENTRANCE RAMP AND THE CREATION OF BIKE STANDS	CANTON UNITING CHURCH, COWBRIDGE ROAD EAST, CANTON	46	True	Permission be granted	23/03/2018

18/00131/MNR	30/01/2018	Cochlin	AMENDMENTS FOR REMOVAL OF GABLE AND REPLACEMENT/INSTALLATION OF VELUX ROOFLIGHTS AND ALTERATION TO THE HEIGHTS OF THE GROUND FLOOR WINDOWS - PREVIOUSLY APPROVED UNDER 12/01228/DCO	FORMER CLIVE ROAD HALL, CORNER OF CLIVE ROAD & DAISY STREET, CANTON, CARDIFF, CF5 1HH	56	True	Permission be granted	27/03/2018
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<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>
18/00021/DCH	11/01/2018	Harris	FIRST FLOOR FRONT EXTENSION AND COVERED PORCH WITH INTERNAL STRUCTURAL ALTERATIONS AND EXTERNAL WINDOWS AND DOOR ALTERATIONS AND NEW ROOF TERRACE TO REAR	28 QUEEN ANNE SQUARE, CATHAYS PARK, CARDIFF, CF10 3ED	56	True	Permission be granted	08/03/2018
18/00134/DCH	30/01/2018	Mseer	BUILD A SINGLE STOREY REAR EXTENSION WITH ATTIC CONVERSION TO DORMER AND EN-SUITE AND GYM ROOM AT END OF GARDEN	88 GELLIGAER STREET, CATHAYS, CARDIFF, CF24 4LB	48	True	Permission be granted	19/03/2018
18/00196/DCH	25/01/2018	Thomas	SINGLE STOREY EXTENSION TO REAR TO PROVIDE ADDITIONAL FLOOR AREA TO KITCHEN&LOUNGE	4 HARRIET STREET, CATHAYS, CARDIFF, CF24 4BY	40	True	Permission be granted	06/03/2018

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18/00167/MJR	25/01/2018	Sayers Events Ltd	INSTALLATION OF WINTER WONDERLAND - A 'TEMPORARY' COVERED OUTDOOR ICE RINK WITH SKATE HIRE FACILITIES AND ASSOCIATED CHRISTMAS THEMED ACTIVITIES INCLUDING A CAFE/BAR, FOOD AND DRINK CONCESSIONS, CHILDREN'S FAIRGROUND RIDES AND MARKET STALLS FOR A PERIOD OF 10 YEARS (2018-2028).	CARDIFF WINTER WONDERLAND, GORSEDD GARDENS ROAD, CATHAYS PARK	46	True	Permission be granted	12/03/2018
18/00355/MJR	13/02/2018	Metro Bank PLC	DISCHARGE OF CONDITION 3 (MATERIALS SPECIFICATION/SAMPLES) OF 17/02951/MJR	40-44 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BX	30	True	Full Discharge of Condition	15/03/2018
18/00466/MJR	28/02/2018	Metro Bank PLC	DISCHARGE OF CONDITION 4 (ARCHITECTURAL DETAILING) OF 17/02951/MJR	40-42 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BX	14	True	Full Discharge of Condition	14/03/2018
18/00292/MJR	06/02/2018	Rightacres Property Company Ltd.	DISCHARGE OF CONDITIONS 26 (IMPORTED AGGREGATES) AND 27 (IMPORTED TOPSOIL) OF 14/02405/MJR	LAND TO NORTH OF CARDIFF CENTRAL RAILWAY STATION INCORPORATING CARDIFF BUS STATION, MARLAND HOUSE AND WOOD STREET, CARDIFF	29	True	Full Discharge of Condition	07/03/2018
18/00532/MJR	07/03/2018	Crown Student Living	AMENDMENTS TO 14/03004/MJR - ALTERATIONS TO THE NORTH ELEVATION	CARADOG HOUSE, ST ANDREW'S PLACE, CATHAYS PARK, CARDIFF, CF10 3BE	14	True	Permission be granted	21/03/2018
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18/00213/MNR	30/01/2018	Eglwys y Bedyddwyr, Tabernacl, Caerdydd	CONSTRUCTION OF NEW RAMP AND STEPS TO FRONT OF CHAPEL. WIDENING OF SIDE DOOR	TABERNACL EGLWYS Y BEDYDDWYR, THE HAYES, CITY CENTRE, CARDIFF, CF10 1AJ	56	True	Permission be granted	27/03/2018

A/18/00011/MNR	07/02/2018	Fox	EXTERNAL SIGNAGE	RUMMER TAVERN, 14 DUKE STREET, CITY CENTRE, CARDIFF, CF10 1AY	22	True	Permission be granted	01/03/2018
18/00278/MNR	05/02/2018	Morris	CHANGE OF USE FOR TWO ROOMS ON THE TOP FLOOR TO TATTOO STUDIO	BODY BASIXS, 12B CHURCHILL WAY, CITY CENTRE, CARDIFF, CF10 2DX	32	True	Permission be granted	09/03/2018
A/18/00009/MNR	19/02/2018	Bubble Tea Ltd	NEW ADVERTISEMENT SIGNAGE FOR NEW BUBBLEOLOGY SHOP CONSISTING OF NEW FASCIA SIGN, NEW HANGING AND VINYL WINDOW DETAILS	107 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DX	23	True	Permission be granted	14/03/2018
18/00409/MNR	20/02/2018	Luff	ADDITIONAL WINDOW TO FRONT ELEVATION - PREVIOUSLY APPROVED UNDER 06/00002/C	FLAT 1, 141B CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HW	24	True	Permission be granted	16/03/2018

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17/03090/DCH	11/01/2018	Trigg	DEMOLITION OF EXISTING 1 STOREY LEAN TOO, TO BE REPLACED BY NEW 1 STOREY EXTENSION.	2 STATION HOUSES, STATION ROAD, CREIGIAU, CARDIFF, CF15 9NH	77	False	Permission be granted	29/03/2018
18/00293/DCH	05/02/2018	Atkins	PROPOSED TWO STOREY EXTENSION TO SIDE OF BUILDING	3 BUTTERBUR PLACE, ST FAGANS, CARDIFF, CF5 4QZ	37	True	Permission be granted	14/03/2018
18/00340/DCH	12/02/2018	Connolly	SINGLE STOREY SIDE EXTENSION	128 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SB	38	True	Permission be granted	22/03/2018
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17/02844/MJR	29/11/2017	Barratt David Wilson South Wales	RESERVED MATTERS APPLICATION FOR OUTLINE PLANNING PERMISSION 16/00106/MJR FOR 18 RESIDENTIAL UNITS, INCLUDING THE RE-PLAN OF 15 UNITS APPROVED UNDER PLANNING PERMISSION 17/01012/MJR AND THE PROVISION OF 3 ADDITIONAL UNITS AT GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD	GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD	114	False	Permission be granted	23/03/2018
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18/00215/MNR	30/01/2018	HCE Adventure Ltd	CONSTRUCTION OF 3 No SINGLE STOREY LOG CABINS	HCE ADVENTURE LIMITED RED OAK CREEK LOG CABIN, HEOL PANT-Y-GORED, CREIGIAU, CARDIFF, CF15 9NE	58	False	Permission be granted	29/03/2018
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17/02548/MNR	27/10/2017	Ely Court Care Home Ltd	INTERNAL ALTERATIONS TO UPGRADE EXISTING NURSING HOME	THE COURT NURSING HOME, CWRT Y CADNO, ST FAGANS, CARDIFF, CF5 6XD	139	False	Permission be granted	15/03/2018
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<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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17/02535/DCH	23/10/2017	Meredith	GROUND & FIRST FLOOR REAR EXTENSION WITH ROOF EXTENSION, DEMOLITION, RE-BUILD, CONVERSION & EXTENSION OF GARAGE	184 LAKE ROAD EAST, LAKESIDE, CARDIFF, CF23 5NR	142	False	Planning Permission be refused	14/03/2018
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18/00135/DCH	30/01/2018	Griffith-Williams	PROPOSED TWO STOREY EXTENSION TO SIDE AND SINGLE STOREY EXTENSION TO REAR	66 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PU	43	True	Permission be granted	14/03/2018
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17/02983/DCH	19/12/2017	Rowlands	PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION	4 NANT-FAWR CRESCENT, CYNCOED, CARDIFF, CF23 6JN	90	False	Permission be granted	19/03/2018
17/02820/DCH	22/11/2017	Carrington	GARAGE DEMOLITION AND TWO STOREY REAR, SIDE AND FRONT EXTENSION WITH LOFT CONVERSION AND FRONT DORMERS	13 WESTMINSTER CRESCENT, CYNCOED, CARDIFF, CF23 6SE	105	False	Planning Permission be refused	07/03/2018
18/00234/DCH	08/02/2018	WILLIAMS	GABLE FRONT ELEVATION ROOF EXTENSION, AND SECOND STOREY REAR EXTENSION	6 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DD	39	True	Permission be granted	19/03/2018
18/00241/DCH	12/02/2018	Cramp	SINGLE STOREY REAR EXTENSION & GARAGE TO SIDE ELEVATION	3 SHERBORNE AVENUE, CYNCOED, CARDIFF, CF23 6SJ	35	True	Permission be granted	19/03/2018
18/00322/DCH	09/02/2018	Lewis and Williams	PROPOSED SINGLE STOREY EXTENSION TOGETHER WITH ALTERATIONS TO ELEVATIONS	4 CEFN COED CRESCENT, CYNCOED, CARDIFF, CF23 6AT	38	True	Permission be granted	19/03/2018
18/00172/DCH	31/01/2018	Zhang	SINGLE STOREY EXTENSION TO SIDE AND REAR, REAR DORMER AND ROOFLIGHTS TO THE FRONT	72 FIDLAS AVENUE, CYNCOED, CARDIFF, CF14 0NZ	40	True	Permission be granted	12/03/2018
18/00394/DCH	20/02/2018	Evans	REPLACEMENT OF EXISTING SINGLE STOREY SIDE EXTENSION WITH SINGLE STOREY SIDE EXTENSION WITH INCREASED FOOTPRINT.	330 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6RY	35	True	Permission be granted	27/03/2018
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18/00473/MNR	27/02/2018	Snidle	AMENDMENTS TO PLANNING PERMISSION REF: 15/03103/MNR (REPLACEMENT DETACHED HOUSE)	41 LLYSWEN ROAD, CYNCOED, CARDIFF, CF23 6PP	27	True	Permission be granted	26/03/2018

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17/02465/MNR	13/10/2017	Webley	PROPOSED CONSTRUCTION OF A PAIR OF TWO FLATS	LAND AT 220 GRAND AVENUE, ELY	139	False	Planning Permission be refused	01/03/2018
17/02001/MNR	16/08/2017	Brooks	PROPOSED DETACHED DWELLING AT LAND ADJACENT TO 40 MILL ROAD, ELY.	40 MILL ROAD, ELY, CARDIFF, CF5 4AG	208	False	Planning Permission be refused	12/03/2018

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<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>
18/00051/DCH	16/01/2018	Whitcombe	HIP TO GABLE ROOF EXTENSION, FRONT AND REAR DORMERS AND REAR SINGLE STOREY EXTENSION	9 ELFED GREEN, FAIRWATER, CARDIFF, CF5 3QE	56	True	Permission be granted	13/03/2018

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18/00221/DCH	29/01/2018	Peddar	REAR DORMER & SINGLE STOREY EXTENSIONS.	2 PEN-Y-BRYN PLACE, GABALFA, CARDIFF, CF14 3LF	49	True	Permission be granted	19/03/2018
18/00207/DCH	26/01/2018	Darmanin	CONVERSION OF REAR OUT BUILDING INTO A GRANNY FLAT	5 PILTON PLACE, MYNACHDY, CARDIFF, CF14 3DS	39	True	Permission be granted	06/03/2018

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17/03114/MNR	18/01/2018	Cardiff University	PROPOSED ERECTION OF A 2.4M HIGH TIMBER SITE HOARDING	LAND AT THE FORMER BRICKYARD BUSINESS PARK, EXCELSIOR ROAD, GABALFA, CARDIFF	47	True	Permission be granted	06/03/2018
18/00230/MNR	30/01/2018	HEK Jones Solicitors	REMOVE PART REAR EXTENSION CONVERSION FROM 2 TO 3 FLATS AND INTRODUCTION OF ROOF LIGHTS AND ALTERATIONS TO SHOP	82 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3LX	35	True	Permission be granted	06/03/2018

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<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>
18/00291/DCH	12/02/2018	Chance	2 STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	43 POWDERHAM DRIVE, GRANGETOWN, CARDIFF, CF11 8ND	31	True	Permission be granted	15/03/2018

<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>
17/02590/MJR	08/11/2017	Cardiff University, Welsh School of Architecture	RENOVATION AND REDEVELOPMENT OF THE EXISTING GRANGE BOWLS PAVILION, ERECTION OF A NEW BUILDING ADJACENT TO CURRENT BOWLS PAVILION, THE LANDSCAPING OF THE GREEN AND SURROUNDING GROUNDS	PAVILION, GRANGE GARDENS PARK, GRANGE GARDENS, GRANGETOWN	132	False	Permission be granted	20/03/2018

<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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17/02791/MNR	17/11/2017	Islamic and Cultural Centre	RELOCATION OF ISLAMIC AND CULTURAL CENTRE FROM 33 CLARE ROAD TO VACANT STORES BUILDING AT 27-31 CLARE ROAD WITH CHANGE OF USE.	27-31 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6QP	104	False	Permission be granted	01/03/2018
18/00205/MNR	25/01/2018	1st Self Access Storage Limited	VARIATION OF CONDITION 2 (APPROVED PLANS) TO REGULARISE A MINOR DISCREPANCY IN THE BUILD OUT OF THE ROOF CANOPY AND REMOVAL OF CONDITION 3 (RESTRICTION TO CASH & CARRY) SO THAT IT CAN OPERATE AS ANY USE WITHIN (USE CLASS B8, STORAGE & DISTRIBUTION) OF 14/01152/DCI	325-327 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8TT	46	True	Permission be granted	12/03/2018
18/00185/MNR	26/01/2018	Pendragon Motor Group	ALTERATIONS TO THE FRONT ELEVATION	PENDRAGON MOTOR GROUP LTD LEX VAUXHALL, SLOPER ROAD, LECKWITH, CARDIFF, CF11 8SE	42	True	Permission be granted	09/03/2018
18/00297/MNR	02/02/2018	Cardiff Council - Regeneration officer	PROPOSED IMPROVEMENTS TO THOMAS STREET COURTYARDS, BIN STORE RELOCATION, BOUNDARY WALL REALIGNMENT/ EXTENSION (BY INSTALLING NEW WALLS OR RAILINGS).	1-24 THOMAS STREET, GRANGETOWN, CARDIFF	39	True	Permission be granted	13/03/2018
18/00398/MNR	19/02/2018	Formosa	DISCHARGE OF CONDITION 4 (MATERIALS) OF 15/01355/MNR	1A NORTH CLIVE STREET, GRANGETOWN, CARDIFF, CF11 6NP	21	True	Full Discharge of Condition	12/03/2018
18/00636/MNR	19/03/2018	Abbey Garages (Cardiff) Limited	AMENDMENTS TO 15/01417/MNR AND 17/01690/MNR - OMIT THE ERECTION OF DEMOLISHED CANOPY TO REAR OF SITE, OMIT THE MEZZANINE OFFICES TO FROM AREA OF SITE AND REDUCE THE HEIGHT OF THE PROPOSED FRONT EXTENSION	FORDTHORNE, 281 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8YZ	7	True	Permission be granted	26/03/2018

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>
18/00266/DCH	02/02/2018	Robinson	GROUND FLOOR SIDE AND REAR EXTENSION WITH HIP TO GABLE END ROOF EXTENSION AND REAR DORMER	22 GROVELAND ROAD, BIRCHGROVE, CARDIFF, CF14 4QX	52	True	Permission be granted	26/03/2018
18/00068/DCH	15/01/2018	WILLIAMS	2 STOREY SIDE EXTENSION	57 PANTBACH ROAD, BIRCHGROVE, CARDIFF, CF14 1TW	53	True	Permission be granted	09/03/2018
18/00238/DCH	31/01/2018	Chichester	PROPOSED LOFT CONVERSION AND SINGLE STOREY EXTENSION	57 KYLE CRESCENT, WHITCHURCH, CARDIFF, CF14 1ST	43	True	Permission be granted	15/03/2018
17/02928/DCH	23/01/2018	Merrett	HIP TO GABLE AND REAR DORMER ROOF EXTENSION	7 ST ANGELA ROAD, HEATH, CARDIFF, CF14 4DL	51	True	Permission be granted	15/03/2018
18/00482/DCH	01/03/2018	Aubrey	REMOVAL OF PARAPET WALL TO FLAT ROOF AND FACING BRICKWORK TO OUTER LEAF ADJACENT BOUNDARY WITH 47	45 HEOL POWIS, BIRCHGROVE, CARDIFF, CF14 4PG	20	True	Permission be granted	21/03/2018
18/00284/DCH	07/02/2018	Davies	PROPOSED PART DEMOLITION AND ADAPTION OF GROUND FLOOR TO INCLUDE NEW OPEN PLAN KITCHEN, LIVING, DINING AND UTILITY AREAS	8 ST BENEDICT CRESCENT, HEATH, CARDIFF, CF14 4DQ	33	True	Permission be granted	12/03/2018
18/00312/DCH	12/02/2018	Jewitt	SINGLE STOREY SIDE AND REAR EXTENSION	34 KYLE CRESCENT, WHITCHURCH, CARDIFF, CF14 1SW	29	True	Permission be granted	13/03/2018
18/00236/DCH	06/02/2018	CROTHERS	SINGLE STOREY SIDE AND REAR EXTENSION	169 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4EP	36	True	Permission be granted	14/03/2018

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17/03129/MNR	11/01/2018	Stride Treglown	REMOVAL OF AN EXISTING TEMPORARY CANOPY AND CONSTRUCTION OF A NEW SINGLE STOREY LOBBY	CARDIGAN HOUSE, UNIVERSITY HOSPITAL OF WALES, HEATH PARK WAY, HEATH, CARDIFF, CF14 4XW	54	True	Permission be granted	06/03/2018
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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>
18/00248/MNR	08/02/2018	Patel & Jones	VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING CONSENT 17/01139/MNR GRANTED ON 17TH OCTOBER 2017 TO ALLOW THE REPLACEMENT OF PLANS	PANTEG FARM, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	48	True	Permission be granted	28/03/2018

LLAN

<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>
17/03125/DCH	22/12/2017	Hart	PROPOSED DOUBLE STOREY REAR EXTENSION	20 THORNHILL ROAD, LLANISHEN, CARDIFF, CF14 6PF	97	False	Permission be granted	29/03/2018
18/00045/DCH	09/01/2018	Coughlan	REMOVAL OF EXISTING ROOF, HIP TO GABLE AND REAR DORMER INSTALLATION: REINSTATEMENT OF PRINCIPAL ROOF ELEVATION. INTERNALLY 1 BEDROOM PLUS EN-SUITE	5 TENSING CLOSE, LLANISHEN, CARDIFF, CF14 5AW	51	True	Permission be granted	01/03/2018
17/02857/DCH	22/01/2018	Nelson	SINGLE & TWO STOREY EXTENSION TO THE REAR OF EXISTING DWELLING. TO PROVIDE REVISED KITCHEN & DAY ROOM AT GROUND FLOOR. REVISED BATHROOM & NEW EN-SUITE BEDROOM.	24 THORNHILL ROAD, LLANISHEN, CARDIFF, CF14 6PF	51	True	Permission be granted	14/03/2018

18/00204/DCH	26/01/2018	Moore	ERECTION OF TWO-STOREY SIDE EXTENSION	80 LLANGRANOG ROAD, LLANISHEN, CARDIFF, CF14 5BP	52	True	Planning Permission be refused	19/03/2018
18/00214/DCH	26/01/2018	Pagram	SINGLE STOREY SIDE EXTENSION	61 CAMELOT WAY, THORNHILL, CARDIFF, CF14 9AP	52	True	Permission be granted	19/03/2018
18/00348/DCH	13/02/2018	Francis	RETENTION OF DETACHED OUTBUILDING.	70 JOHNSTON ROAD, LLANISHEN, CARDIFF, CF14 5HG	36	True	Permission be granted	21/03/2018
18/00223/DCH	29/01/2018	John	Single storey rear extension.	137 FISHGUARD ROAD, LLANISHEN, CARDIFF, CF14 5PS	36	True	Permission be granted	06/03/2018
18/00335/DCH	12/02/2018	Griffiths Dixey	REAR SINGLE STOREY EXTENSION	2 SOLVA AVENUE, LLANISHEN, CARDIFF, CF14 0NP	29	True	Permission be granted	13/03/2018

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18/00106/MNR	18/01/2018	Jeffrey Ross	CHANGE OF USE FROM A1 TO A2 ESTATE AGENT	54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU	67	False	Permission be granted	26/03/2018
18/00524/MNR	07/03/2018	InstaVolt Ltd.	AMENDMENTS TO 17/02829/MNR - LAYOUT UPDATED TO REFLECT ON SITE CONSTRUCTION	BANNATYNE HEALTH CLUB, PARC TY GLAS, LLANISHEN, CARDIFF, CF14 5DU	12	True	Permission be granted	19/03/2018

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18/00286/DCH	05/02/2018	Barry	FRONT PORCH INCLUDING CLOAKROOM	15 BEALE CLOSE, DANESCOURT, CARDIFF, CF5 2RU	45	True	Permission be granted	22/03/2018

17/02884/DCH	13/12/2017	Davies	REPLACE THE TWO FRONT WINDOWS AND THE FRONT DOOR AND FRAME	14 BRIDGE STREET, LLANDAFF, CARDIFF, CF5 2EL	78	False	Permission be granted	01/03/2018
17/01020/DCH	18/05/2017	Edmunds	INCREASE IN RIDGE HEIGHT; ALTERATION TO FRONT DORMER; EXTENSION AND ALTERATIONS TO SIDE DORMER AND REPLACEMENT WINDOWS AND NEW RELOCATED ENTRANCE AREA TO GROUND FLOOR. GROUND, FIRST AND SECOND FLOOR EXTENSIONS TO REAR OF PROPERTY	TYN Y COED, 73 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2AA	293	False	Permission be granted	07/03/2018
18/00100/DCH	19/01/2018	O'Neill	DEMOLITION OF DILAPIDATED LEAN TO EXTENSION AND FLAT ROOFED GARAGE TO THE REAR OF THE PROPERTY. ERECTION OF NEW PITCHED ROOF GARAGE AND LEAN TO EXTENSION/FLAT ROOF EXTENSION TO THE REAR OF THE BUILDING	8 PALACE ROAD, LLANDAFF, CARDIFF, CF5 2AF	49	True	Permission be granted	09/03/2018

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17/03089/MNR	11/01/2018	Parsons	PROPOSED CONSTRUCTION OF 1 NO. RESIDENTIAL DWELLING AND ASSOCIATED WORKS.	DEENE, PWLLMELIN LANE, LLANDAFF, CARDIFF, CF5 2NQ	56	True	Permission be granted	08/03/2018
18/00032/MNR	11/01/2018	The Crescent (Llandaff) Residents Company Ltd	REPLACEMENT TRELIS TOPPED FENCING	THE CRESCENT, LLANDAFF, CARDIFF	56	True	Planning Permission be refused	08/03/2018

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<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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18/00298/DCH	06/02/2018	Palmer	CONVERT LOFT SPACE ABOVE EXISTING DOUBLE GARAGE TO ROOM.	84 ANDREW'S ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JP	51	True	Planning Permission be refused	29/03/2018
18/00227/DCH	30/01/2018	Welsh	ERECT A CONSERVATORY TO THE REAR ELEVATION	88 ANDREW'S ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JP	30	True	Permission be granted	01/03/2018
18/00110/DCH	15/02/2018	Cooper	CONVERSION OF GARAGE AND SIDE EXTENSION	60 ANDREW'S ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JP	33	True	Permission be granted	20/03/2018
18/00309/DCH	08/02/2018	Stothert	SINGLE STOREY REAR EXTENSION WITH WRAP AROUND	2B BLOSSE ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JB	35	True	Permission be granted	15/03/2018

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18/00265/MJR	02/02/2018		DISCHARGE OF CONDITION 18 (HISTORIC ENVIRONMENT MITIGATION) OF 16/01779/MJR	CATHEDRAL VIEW, 95 GABALFA AVENUE, GABALFA, CARDIFF, CF14 2RU	39	True	Full Discharge of Condition	13/03/2018

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15/01832/MNR	06/08/2015	Webber	DISCHARGE OF CONDITIONS 8 (MEANS OF ENCLOSURE) AND 11 (LANDSCAPING) OF 09/01211/E.	PART OF LAND AT 193 BURNHAM AVENUE, LLANRUMNEY, CARDIFF, CF3 5PA	959	False	Full Discharge of Condition	22/03/2018

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<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>
17/03136/MNR	18/01/2018	Cardiff Metropolitan University	INSTALLATION OF A STORAGE CABIN	CARDIFF METROPOLITAN UNIVERSITY CYNCOED CAMPUS, CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6XD	42	True	Permission be granted	01/03/2018

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<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>
17/00360/DCH	27/02/2017	KHAN	PROPOSED SINGLE STOREY REAR EXTENSION WITH BALCONY OVER, LOFT CONVERSION WITH DORMERS. DEMOLITION OF REAR GARAGE & ERECTION OF DETACHED REAR ANNEX WITH GARAGE	70 LAKE ROAD EAST, PENYLAN, CARDIFF, CF23 5NN	372	False	Planning Permission be refused	06/03/2018
17/03127/DCH	09/01/2018	Doody	DEMOLITION OF GARAGE, ERECTION OF A TWO STOREY SIDE EXTENSION INCORPORATING GARAGE, SINGLE STOREY REAR LEAN TO EXTENSION, ROOF EXTENSION WITH FLAT ROOFED DORMER WITH JULIETTE BALCONY TO REAR, A SMALL DORMER WITH BALCONY ON THE EXISTING DORMER TO THE FRONT AND 2 NO. REAR ROOFLIGHTS	MONTROSE, 2 TY-GWYN AVENUE, PENYLAN, CARDIFF, CF23 5JJ	56	True	Permission be granted	06/03/2018
18/00114/DCH	22/01/2018	Underwood	SINGLE STOREY LEAN TO EXTENSION TO FRONT/SIDE	16 EGREMONT ROAD, PENYLAN, CARDIFF, CF23 5LN	43	True	Permission be granted	06/03/2018
18/00087/DCH	22/01/2018	Thomas	PROPOSED DEMOLITION OF EXISTING UTILITY ROOM, GARAGE AND SUN ROOM AND CONSTRUCTION OF NEW REAR AND SIDE EXTENSIONS	42 BRONWYDD AVENUE, PENYLAN, CARDIFF, CF23 5JQ	50	True	Permission be granted	13/03/2018

18/00267/DCH	02/02/2018	Gallagher	PROPOSED SINGLE STOREY REAR EXTENSION	5 WOOSNAM CLOSE, PENYLAN, CARDIFF, CF23 9DN	47	True	Permission be granted	21/03/2018
18/00302/DCH	09/02/2018	Dhallu	CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED EXTENSION	16 CLOS DERWEN, PENYLAN, CARDIFF, CF23 5HJ	32	True	Permission be granted	13/03/2018
18/00581/DCH	12/03/2018	Gordon	ALTERATIONS TO 17/00377/DCH - TO CLAD THE DORMER FACE WITH HUNG SLATES MATCHING THE EXISTING ROOF FINISH AND USE RIDGES MATCHING THE EXISTING RIDGES ON THE MAIN ROOF	6 PEN-Y-LAN PLACE, PENYLAN, CARDIFF, CF23 5HE	14	True	Permission be granted	26/03/2018

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17/03060/MNR	18/12/2017	Poynter	CONSTRUCTION OF 1 CONTEMPORARY COACH HOUSE DWELLING IN LIEU OF THE SECOND COACH HOUSE DWELLING APPROVED UNDER PERMISSIONS 15/01704/MNR AND 16/02881/MNR	THE COACH HOUSE, TY-GWYN AVENUE, PENYLAN, CARDIFF, CF23 5JJ	86	False	Permission be granted	14/03/2018
A/18/00003/MNR	10/01/2018	Mercedes-Benz UK	SIGNAGE	EURO COMMERCIAL INVESTMENTS, IPSWICH ROAD, PENYLAN, CARDIFF, CF23 9AQ	56	True	Permission be granted	07/03/2018
A/18/00010/MNR	31/01/2018	The Gym	NEW SIGNS	UNIT 2, 360 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AE	37	True	Permission be granted	09/03/2018

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17/02565/DCH	21/11/2017	Knight	PROPOSED LOFT CONVERSION WITH REAR PITCHED DORMER EXTENSION(S)	91 NINIAN ROAD, ROATH, CARDIFF, CF23 5EQ	112	False	Permission be granted	13/03/2018
17/03001/DCH	14/12/2017	MILTON	PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION, DORMER EXTENSION TO EXISTING LOFT ROOM AND OTHER ALTERATIONS TO PROPERTY	4 TYDFIL PLACE, ROATH, CARDIFF, CF23 5HP	88	False	Planning Permission be refused	12/03/2018
18/00062/DCH	18/01/2018	Jones	PROPOSED REAR EXTENSION TO KITCHEN. EXISTING GARAGE DEMOLISHED AND REBUILT/UPGRADED	32 BOVERTON STREET, ROATH, CARDIFF, CF23 5ES	57	False	Permission be granted	16/03/2018
18/00108/DCH	05/02/2018	Farrow	SINGLE STOREY REAR AND SIDE EXTENSION	49 BANGOR STREET, ROATH, CARDIFF, CF24 3LQ	30	True	Permission be granted	07/03/2018
18/00404/DCH	20/02/2018	Burrige	DORMER EXTENSION TO REAR ANNEX ROOF	9 CONNAUGHT ROAD, ROATH, CARDIFF, CF24 3PT	35	True	Permission be granted	27/03/2018

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17/02291/MJR	25/09/2017	WRW Construction Limited	DISCHARGE OF CONDITIONS 5 (BIN STORAGE), 8 (SOUND INSULATION), 10 (CYCLE PARKING), 24 (SITE ENCLOSURES) AND 25 (SECURITY MEASURES) OF 16/00774/MJR	21-27 CITY ROAD, ROATH, CARDIFF, CF24 3BJ	172	False	Full Discharge of Condition	16/03/2018
18/00141/MJR	22/01/2018	Draycott Construction Ltd	DEMOLITION OF 2 STOREY PITCHED ROOF BUILDING	YOUTH HOSTEL, 2 WEDAL ROAD, ROATH, CARDIFF, CF14 3QX	46	True	Permission be granted	09/03/2018
18/00443/MJR	27/02/2018	C/o Agent	DISCHARGE OF CONDITIONS 19 (DRAINAGE), 20 (LANDSCAPING SCHEME) 22 (ARCHITECTURAL DETAIL), 23 (MATERIALS) AND 26 (AIR QUALITY ASSESSMENT/CEMP) OF 17/01869/MJR	11-13 CITY ROAD, ROATH, CARDIFF, CF24 3BJ	23	True	Full Discharge of Condition	22/03/2018

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17/03106/MNR	21/12/2017	Ashraf	GROUND FLOOR REAR EXTENSION, FIRST FLOOR EXTENSION AND ALTERATIONS TO DORMER	188 CITY ROAD, ROATH, CARDIFF, CF24 3JF	77	False	Planning Permission be refused	08/03/2018
18/00208/MNR	29/01/2018	Zia	CONVERSION OF HOUSE TO 3 FLATS	27 CLARE STREET, RIVERSIDE, CARDIFF, CF11 6BD	50	True	Permission be granted	20/03/2018
17/02357/MNR	03/10/2017	Ahmed	ERECTION OF OUT BUILDING IN THE REAR YARD TO SERVE AS SISHA AREA ANCILLARY TO A3 MAIN USE WITH SINGLE STOREY REAR EXTENSION AS CUSTOMER TOILETS AND INTERNAL ALTERATIONS.	KBS, 242 CITY ROAD, ROATH, CARDIFF, CF24 3JJ	171	False	Permission be granted	23/03/2018
17/03117/MNR	22/12/2017	YMCA	EXTENSIONS TO THE FRONT, SIDE AND REAR OF THE EXISTING BUILDING, NEW VEHICULAR ACCESS FROM VERE STREET, OTHER EXTERNAL AND INTERNAL ALTERATIONS TO THE EXISTING BUILDING	PLASNEWYDD COMMUNITY CENTRE, SHAKESPEARE STREET, ROATH, CARDIFF, CF24 3ES	91	False	Permission be granted	23/03/2018
18/00321/MNR	09/02/2018	Malik	REVISIONS TO INTERNAL LAYOUT	106 MONTHERMER ROAD, ROATH	27	True	Planning Permission be refused	08/03/2018
18/00288/MNR	08/02/2018	Khan	CONVERSION OF A PROPERTY WITH SIX BEDROOMS INTO 4 ONE BEDROOM SELF CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION & LOFT CONVERSION WITH REAR DORMER	85 PEN-Y-WAIN ROAD, ROATH, CARDIFF, CF24 4GG	39	True	Permission be granted	19/03/2018
18/00197/MNR	19/02/2018	City Tikka	ESTABLISHED USE AS A CAFE AND HOT FOOD TAKEAWAY	GROUND FLOOR, 130 CITY ROAD, ROATH, CARDIFF, CF24 3DR	29	True	Permission be granted	20/03/2018
18/00574/MNR	16/03/2018	Rees	ESTABLISH USE 5 FLATS	59 STRATHNAIRN STREET, ROATH, CARDIFF, CF24 3JL	10	True	Permission be granted	26/03/2018

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<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>
18/00280/DCH	05/02/2018	Murray	GROUND FLOOR REAR EXTENSION & ROOF EXTENSION INCLUDING REAR DORMER & RAISED RIDGE	20 CORK DRIVE, PONTPRENNAU, CARDIFF, CF23 8PU	43	True	Permission be granted	20/03/2018
18/00078/DCH	15/01/2018	Harris	PROPOSED DOUBLE STOREY EXTENSION OFF EXISTING DWELLING	2 BARNFIELD CLOSE, PONTPRENNAU, CARDIFF, CF23 8LN	56	True	Permission be granted	12/03/2018

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18/00562/MJR	14/03/2018	Persimmon Homes East Wales	DISCHARGE OF CONDITION 31 (MATERIALS OF ELEVATION 3 OF BLOCK 3) OF 17/00731/MJR	PHASE 1, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	9	True	Full Discharge of Condition	23/03/2018

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>
17/02916/DCH	01/12/2017	Tremlett	CONVERSION OF EXISTING BARN WITHIN PROPERTY CURTILAGE TO A GRANNY ANNEX ERECTION OF OAK FRAMED CAR-PORT/STORE	HENDRE CEFN COLSTYN, CAERAU LANE, PENTYRCH, CARDIFF, CF15 9QN	95	False	Permission be granted	06/03/2018

<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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17/02956/MNR	06/12/2017	Valley Vets Ltd	TO BUILD SINGLE STOREY TREATMENT / HYDROTHERAPY UNIT TO REAR	VALLEY VETS LTD, LLE TIRION, BRONLLWYN, PENTYRCH, CARDIFF, CF15 9PT	93	False	Permission be granted	09/03/2018
17/03037/MNR	27/11/2017	Walrond	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS), 4 (MEANS OF SITE ENCLOSURE), 5 (HARD AND SOFT LANDSCAPING), 11 (GAS MONITORING) AND 12 (DRAINAGE SCHEME) OF 16/02622/MNR	PANT BUNGALOW, 14 HEOL-Y-PENTRE, PENTYRCH, CARDIFF, CF15 9QE	116	False	Full Discharge of Condition	23/03/2018

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>
18/00254/DCH	01/02/2018	Jewitt	CONVERSION OF PART OF DOMESTIC GARAGE TO DINING ROOM AND UTILITY ROOM	7 DROVERS WAY, RADYR, CARDIFF, CF15 8GG	53	True	Permission be granted	26/03/2018
17/03099/DCH	20/12/2017	Fitzpatrick	DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF A FULL WIDTH SINGLE STOREY REAR EXTENSION IN LIEU. THE PROVISION OF 2NO. ADDITIONAL CAR PARKING SPACES TO THE FRONT OF THE PROPERTY	5 STELLA MARIS CLOSE, RADYR, CARDIFF, CF15 8GE	71	False	Permission be granted	01/03/2018
18/00253/DCH	06/02/2018	Elvin	PROPOSED SINGLE STOREY REAR HOUSE EXTENSION	1 PLAS Y MYNACH, RADYR, CARDIFF, CF15 8GB	41	True	Permission be granted	19/03/2018
18/00200/DCH	25/01/2018	Bishop	THE CONSTRUCTION OF A SINGLE STOREY SIDE EXTENSION TO PROVIDE ASSISTED BEDROOM AND SANITARY ACCOMMODATION THE CONSTRUCTION OF A NEW VEHICULAR ACCESS TO THE HIGHWAY	3 CLOS BRYNMELLYN, RADYR, CARDIFF, CF15 8DE	53	True	Permission be granted	19/03/2018

18/00327/DCH	15/02/2018	Convery	FIRST FLOOR BEDROOM WITH EN SUITE AND DRESSING AREA ABOVE EXISTING GARAGE	11 OAK TREE CLOSE, RADYR, CARDIFF, CF15 8RW	34	True	Permission be granted	21/03/2018
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<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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18/00274/MJR	05/02/2018	Redrow Homes South Wales	AMENDMENT TO CONDITION 2 AND 4 TO ALLOW THE REPLACEMENT OF HEDGEROWS H27 AND H28 INSTEAD OF TRANSLOCATING - PREVIOUSLY APPROVED UNDER 14/02157/MJR	LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	30	True	Permission be granted	07/03/2018
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<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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17/01941/MNR	08/08/2017	The Co-op Group	INSTALLATION OF 4 NEW AIR INTAKE/EXTRACT VENTS, 2 SATELLITE DISHES AND MECHANICAL PLANT WITHIN COMPOUND AT REAR AND RETENTION OF REAR EXTENSIONS.	4 STATION ROAD, RADYR	212	False	Permission be granted	08/03/2018
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17/03070/MNR	18/12/2017	Griffiths	PROPOSED DEMOLITION OF GARAGE AND ERECTION OF SINGLE STOREY DWELLING	2 CEFN COCH, RADYR, CARDIFF, CF15 8BJ	92	False	Permission be granted	20/03/2018
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<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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18/00008/DCH	09/01/2018	Garman	DEMOLITION OF OUTBUILDING: CONSTRUCTION OF SINGLE STOREY EXTENSION: EXTENDING RIDGE HEIGHT & INSTALLING DORMERS.	2 MIN-Y-NANT, RHIWBINA, CARDIFF, CF14 6JR	70	False	Permission be granted	20/03/2018
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18/00358/DCH	14/02/2018	Davies	THE CONVERSION OF A EXISTING ATTIC SPACE INTO AN EN-SUITE BEDROOM WITH NEW DORMER STRUCTURE TO THE REAR ELEVATION AND VELUX ROOF LIGHTS TO THE FRONT ELEVATION.	30 TYLA TEG, PANTMAWR, CARDIFF, CF14 7TL	33	True	Permission be granted	19/03/2018
18/00268/DCH	13/02/2018	McCarthy	RE-MODELLING OF REAR GROUND FLOOR ACCOMMODATION TO FORM OPEN PLAN KITCHEN DINER/LOUNGE AND FORMATION OF REAR DORMER ROOF EXTENSION WITHIN EXISTING ROOF SPACE	68 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6ER	34	True	Permission be granted	19/03/2018
18/00202/DCH	29/01/2018	Nuth	DEMOLISH EXISTING CONSERVATORY & SOLAR PANELS. PROPOSED SINGLE STOREY REAR EXTENSION & ALTERATIONS. PROPOSED FRONT FACING DORMER	1 MAES-Y-DERI, RHIWBINA, CARDIFF, CF14 6JJ	36	True	Permission be granted	06/03/2018
18/00256/DCH	01/02/2018	Parker	SINGLE STOREY SIDE EXTENSION AND FULL RENOVATION OF PREMISES	16 LLWYN ONN, PANTMAWR, CARDIFF, CF14 7TS	39	True	Permission be granted	12/03/2018
18/00338/DCH	12/02/2018	Clark	REMOVAL OF PART DETACHED GARAGE AND ERECTION OF A SINGLE STOREY SIDE EXTENSION TO PROVIDE ACCOMMODATION FOR A GRANNY FLAT	56 WAUN-Y-GROES AVENUE, RHIWBINA, CARDIFF, CF14 4SZ	37	True	Permission be granted	21/03/2018
18/00351/DCH	16/02/2018	Jones	SINGLE STOREY SIDE & REAR EXTENSION & EXTENDING GARAGE AND NEW WINDOWS TO SIDE ELEVATION	BRIAR BANK, LON-Y-WINCI, RHIWBINA, CARDIFF, CF14 6UG	34	True	Permission be granted	22/03/2018

RIVE

<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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18/00226/DCH	31/01/2018	Davies	REMOVAL OF WOODEN SASH WINDOWS TO FRONT OF HOUSE AND REPLACEMENT WITH SAME SIZE AND DESIGN HARDWOOD (PAINTED) SASH WINDOWS	7 DOGO STREET, PONTCANNA, CARDIFF, CF11 9JJ	56	True	Permission be granted	28/03/2018
17/02776/DCH	11/12/2017	Jones	ATTIC CONVERSION WITH ROOFLIGHTS TO FRONT ROOF PLANE, FLAT ROOF DORMER REAR, FIRST FLOOR EXTENSION WITH BALCONY AND SIDE SCREEN, AND NEW FRONT BAY WINDOWS AND REAR WINDOWS AT GROUND FLOOR	74 CONWAY ROAD, PONTCANNA, CARDIFF, CF11 9NW	108	False	Planning Permission be refused	29/03/2018

<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>
A/18/00006/MNR	24/01/2018	Brewhouse & Kitchen	REPLACEMENT LETTERS, MENU CASES AND POLE SIGN	Y MOCHYN DU, SOPHIA CLOSE, PONTCANNA	54	True	Permission be granted	19/03/2018
17/01475/MNR	22/06/2017	Brosan	ERECTION OF STORE & 4 APARTMENTS	REAR OF 235 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9AL	271	False	Permission be granted	20/03/2018
17/03095/MNR	17/01/2018	Mr A Akhtar & MrJ Akhtar	CONVERSION FROM TWO FLATS TO THREE FLATS	29 LOWER CATHEDRAL ROAD, RIVERSIDE, CARDIFF	56	True	Permission be granted	14/03/2018

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>
18/00442/MNR	28/02/2018	B&K Futures Limited	DISCHARGE OF CONDITIONS 5 (EXTERNAL FINISHING MATERIALS) AND 6 (SITE ENCLOSURE DETAILS) OF 17/02061/MNR	639 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4DJ	29	True	Full Discharge of Condition	29/03/2018

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>
18/00300/DCH	06/02/2018	Nono	REAR GROUND FLOOR EXTENSION 4000 mm OR LESS DEPTH FROM ORIGINAL MAIN HOUSE AND ANNEX WALLS, (THE PROPOSED NEW FOOT-PRINT WILL OCCUPY LESS THAN 50% OF THE GARDEN AREA)	10 BEAUFORT SQUARE, PENGAM, CARDIFF, CF24 2TT	36	True	Permission be granted	14/03/2018

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18/00168/MJR	01/02/2018	Princes Ltd	DISCHARGE OF CONDITIONS 2 (GAS MONITORING), 3 (CONTAMINATED LAND), 5 (DRAINAGE), 8 (CYCLE PARKING), 9 (ROAD JUNCTION) AND 11 (CONSTRUCTION MANAGEMENT SCHEME) OF 12/00959/DCI	PRINCES FOODS UNIT 69, PORTMANMOOR ROAD INDUSTRIAL ESTATE, PORTMANMOOR ROAD, SPLOTT, CARDIFF, CF24 5HB	43	True	Partial Discharge of Condition (s)	16/03/2018

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>
18/00283/DCH	07/02/2018	Lane	PROPOSED SINGLE STOREY SIDE & REAR EXTENSION	5 LLOYD PLACE, ST MELLONS, CARDIFF, CF3 0NX	35	True	Permission be granted	14/03/2018
18/00333/DCH	12/02/2018	Brown	SINGLE STOREY REAR EXTENSION WITH ALTERATIONS	41 SPENCER DAVID WAY, ST MELLONS, CARDIFF, CF3 0QB	35	True	Permission be granted	19/03/2018

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18/00124/MJR	22/01/2018	Wates Residential	DISCHARGE OF CONDITION 18 (DRAINAGE) OF 16/01260/MJR	WEST OF WILLOWBROOK DRIVE AND THE SOUTH OF CRICKHOWELL ROAD, CARDIFF	50	True	Full Discharge of Condition	13/03/2018
18/00416/MJR	22/02/2018	Wales & West Housing	AMENDMENT TO FENCING BETWEEN PLOTS 05, 06, 07 & 08, COMMUNAL GARDEN ASSIMILATED INTO PLOT 06 GARDEN AND ATTENUATION TANK MOVED. NEW PATH AND LANDSCAPING STRIP TO CAR PARKING AREA AND BOUNDARY WALL TO NORTH-EAST REDUCED TO 1200MM - PREVIOUSLY APPROVED UNDER 14/02336/MJR AND NON MATERIAL AMENDMENT 16/01717/MJR	THE HENDRE, 157 HENDRE ROAD, TROWBRIDGE, CARDIFF, CF3 1ST	21	True	Permission be granted	15/03/2018
18/00270/MJR	09/02/2018	Wates Residential	AMENDMENTS TO SOME OF THE FOLLOWING ITEMS : SURFACES, CULVERTS, FOOTPATHS, PLANTING, BIN STORES, VERGES, PLOT 1 TO ALLOW TEMPORARY ACCESS FROM MARKETING SUITE TO SHOWHOME, STREET LIGHTING AND COMMUNAL AREAS - PREVIOUSLY APPROVED UNDER 16/01260/MJR	PROPOSED RESIDENTIAL DEVELOPMENT, WILLOWBROOK DRIVE, ST MELLONS	33	True	Permission be granted	14/03/2018

18/00259/MJR	01/02/2018	Cardiff City Coucil	AMENDMENTS TO THE FOLLOWING: VELUX WINDOWS TO FLAT ROOF LINK (PHASE 1) TO BE CHANGED TO SUN TUBES -TRESPA CLADDING PANEL COLOUR AMENDED - LIGHT GREY OMITTED AND REPLACED WITH MID GREY (ALSO PREVIOUSLY DESCRIBED) - BRICKWORK TO THE FLYING START AMENDED FROM TILE BRICK TO STANDARD YELLOW BRICK AND RED BRICK PLINTH TO MATCH THE EXISTING BUILDING, HIDDEN GUTTER DETAIL AND VELUX WINDOWS OMITTED AND REPLACES WITH STANDARD WINDOWS AND CLADDING RIBBON AND EXPOSED GUTTER. - BINSTORE RELOCATED AS THERE WAS A CLASH WITH ACCESS PREVIOUSLY APPROVED UNDER 16/01400/MJR	ST MELLONS HUB, CRICKHOWELL ROAD, ST MELLONS, CARDIFF, CF3 0EF	36	True	Permission be granted	09/03/2018
18/00434/MJR	27/02/2018	Wates Residential	AMENDMENTS TO- 16/01260/MJR PLOT 48 - ADDITION OF A SINGLE STOREY GROUND FLOOR WHEELCHAIR ACCESSIBLE BEDROOM TO THE NORTH EAST FACING ELEVATION. - GROSS INTERNAL FLOOR AREA INCREASE OF 20.7 SQ.M. - WINDOW TO THE FRONT ELEVATION AND ACCESS DOOR AND SIDE LIGHT TO REAR GARDEN. - ENVELOPE TO MATCH MAIN DWELLING; BUFF BANDED BRICK, DARK GREY PVCU WINDOWS / DOORS, PITCHED ROOF WITH INTERLOCKING CONCRETE TILES.	PROPOSED RESIDENTIAL DEVELOPMENT, WILLOWBROOK DRIVE, ST MELLONS	23	True	Permission be granted	22/03/2018

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18/00294/MNR	05/02/2018	Royal Mail Group	NEW SECURITY FENCE TO SECTION OF THE SOUTH-WEST CAR PARK TO SECURELY ACCOMMODATE FLEET VEHICLES OVERNIGHT, NEW CANOPY ADJACENT TO THE CUSTOMER SERVICE POINT AND THERMOPLASTIC LINE MARKING TO AID PARKING AND SAFE PEDESTRIAN ACCESS TO AND FROM THE SITE	NORTH EASTERN DELIVERY OFFICE UNIT, 5 SPRING MEADOW ROAD, WENTLOOG, CARDIFF, CF3 2ZZ	45	True	Permission be granted	22/03/2018
18/00057/MNR	19/01/2018	GEORGE	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	78 CYPRESS CRESCENT, TROWBRIDGE, CARDIFF, CF3 2WL	55	True	Permission be granted	15/03/2018

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18/00233/DCH	31/01/2018	Price	DEMOLITION OF THE REAR EXTENSION, CONSERVATORY AND GARAGE, AND REPLACED WITH A NEW SINGLE STOREY EXTENSION	29 ASH GROVE, WHITCHURCH, CARDIFF, CF14 1BD	42	True	Permission be granted	14/03/2018
18/00155/DCH	25/01/2018	Madley	PROPOSED 2 STOREY SIDE EXTENSION, NEW ATTIC CONVERSION INCLUDING REAR DORMERS, CHANGE EXISTING HIP TO NEW GABLE END ROOF AND INTERNAL ALTERATIONS	3 ATHELSTAN ROAD, WHITCHURCH, CARDIFF, CF14 2EN	48	True	Permission be granted	14/03/2018
18/00159/DCH	31/01/2018	Watson	GROUND FLOOR REAR EXTENSION	94 PARK AVENUE, WHITCHURCH, CARDIFF, CF14 7AN	42	True	Permission be granted	14/03/2018
17/03032/DCH	11/01/2018	Sharma	SINGLE-STOREY REAR AND SIDE EXTENSION	106 BIRCHGROVE ROAD, WHITCHURCH, CARDIFF, CF14 1RU	67	False	Permission be granted	19/03/2018
18/00154/DCH	25/01/2018	Coleman	SINGLE STOREY WRAP AROUND EXTENSION TO A DOMESTIC PROPERTY	34 HEOL Y GORS, WHITCHURCH, CARDIFF, CF14 1HF	43	True	Permission be granted	09/03/2018

17/03014/DCH	10/01/2018	Wynne	TWO STORY SIDE EXTENSION AND SINGLE STORY REAR EXTENSION	9 HEOL PENTWYN, WHITCHURCH, CARDIFF, CF14 7DD	56	True	Permission be granted	07/03/2018
18/00199/DCH	29/01/2018	Johnson	2 X SMALL SIDE EXTENSIONS REMOVAL AND RE-DESIGN OF ROOF CHANGE OF USE FOR GARAGE TO OFFICE	27 HEOL STRADLING, WHITCHURCH, CARDIFF, CF14 1PW	53	True	Planning Permission be refused	23/03/2018
18/00478/DCH	28/02/2018	Perry	NON MATERIAL AMENDMENT TO APPLICATION 17/02954/DCH EXTENSION TO SIDE ELEVATION ADDITIONAL EXTERNAL AREA OF 3.8m ²	8 HEOL GABRIEL, WHITCHURCH, CARDIFF, CF14 1JT	19	True	Permission be granted	19/03/2018
18/00306/DCH	09/02/2018	LAZAROU	BEDROOM AND BATHROOM EXTENSION TO FIRST FLOOR FLAT.	FIRST FLOOR FLAT, 59 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DD	38	True	Permission be granted	19/03/2018
18/00231/DCH	02/02/2018	Davies	SINGLE STOREY SIDE EXTENSION AND EXTENSION TO REAR	33 ASH GROVE, WHITCHURCH, CARDIFF, CF14 1BD	35	True	Permission be granted	09/03/2018
<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>
18/00148/MNR	01/02/2018	Rahman	CONVERSION OF FIRST AND SECOND FLOOR TO 2 SELF CONTAINED FLATS, HIP TO GABLE, REAR DORMER ROOF EXTENSION AND ASSOCIATED ALTERATIONS	INDIA GATE RESTAURANT, 17 PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2AA	49	True	Permission be granted	22/03/2018
17/02775/MNR	21/11/2017	Expedite Project Services	CONSTRUCTION OF A TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION TO FORM NEW TWO BED DWELLING. FORECOURT ALTERATIONS.	43 SILVER BIRCH CLOSE, WHITCHURCH, CARDIFF, CF14 1EL	111	False	Permission be granted	12/03/2018
18/00170/MNR	24/01/2018	Woods	EXTENSION AND ALTERATIONS TO THE EXISTING DWELLING TO CREATE TWO SEMI DETACHED DORMER BUNGALOWS	41 HEOL DOLWEN, WHITCHURCH, CARDIFF, CF14 1RX	54	True	Permission be granted	19/03/2018

18/00336/MNR	20/02/2018	WBS Ltd	CHANGE OF USE OF FIRST FLOOR TO OFFICE USE	PROPOSED APARTMENT 1, 57 MERTHYR ROAD, WHITCHURCH	34	True	Permission be granted	26/03/2018
18/00445/MNR	23/02/2018	HJW ESTATES LTD	DISCHARGE OF CONDITION 9 (MATERIALS) OF PLANNING PERMISSION 16/02688/MNR	88 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	14	True	Full Discharge of Condition	09/03/2018
18/00446/MNR	23/02/2018	HJW ESTATES LTD	DISCHARGE OF CONDITIONS 3 (SCHEME OF BUILDING RECORDING AND INTERPRETATION), 8 (FULL DETAILS OF THE WALL AND METHOD OF INTERFACE) AND 9 (NEW SCREEN WALL), OF LISTED BUILDING CONSENT 16/01820/MNR	88 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	14	True	Full Discharge of Condition	09/03/2018

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