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AGENDA

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 13 FEBRUARY 2019, 10.30 AM

Venue COMMITTEE ROOM 4 - COUNTY HALL

Membership Councillor Jones (Chair)
Councillors Lay, Ahmed, Asghar Ali, Congreve, Driscoll, Gordon,
Hudson, Jacobsen, Jones-Pritchard and Sattar

1 Apologies for Absence

2 Minutes

To approve as a correct record the minutes of the meeting held on 23 January 2019.

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, 18/01064/MJR, Canton Family Centre, Suffolk House, Romily Road, Canton

Application no, 18/02698/MNR, 19 Llandennis Avenue, Cyncoed

Application no, 17/02003/MNR, 19 Lonsdale Road and 4 Ormonde Close, Penylan

Application no, 18/01882/DCH, 95 Fairleigh Road, Riverside

Application no, 18/01820/MJR, 45-47 Drysgol Road, Radyr

Application no, 18/00948/MJR, 23-24 Wordsworth Avenue, Plasnewydd

5 Development Control Applications

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Morning Meeting to start at 10:30 AM.

- a 18/01064/MJR, Canton Family Centre, Suffolk House, Romilly Road, Canton
- b 18/01065/MJR, Canton Family Centre, Suffolk House, Romilly Road, Canton
- c 18/02698/MNR, 19 Llandennis Avenue, Cyncoed
- d 17/02003/MNR, 19 Lonsdale Road and 4 Ormonde Close, Penylan

Afternoon Meeting to start at 1:30 PM

- e 18/01882/DCH, 95 Fairleigh Road, Riverside
- f 18/01820/MJR, 45-47 Drysgol Road, Radyr
- g 18/00948/MJR, 23-24 Wordsworth Avenue, Plasnewydd
- h 18/02594/MJR, Former Llanrumney High School, Ball Road, Llanrumney

6 Applications decided by Delegated Powers

7 Urgent Items (if any)

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 7 February 2019

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

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PLANNING COMMITTEE

23 JANUARY 2019

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

55 : APOLOGIES FOR ABSENCE

Congreve and Sattar

56 : MINUTES

The minutes of the 19 December 2018 were approved as a correct record.

57 : DECLARATIONS OF INTEREST

58 : PETITIONS

Application no, 18/02674/MNR, Cardiff Deep Clean Specialists Ltd Units,
1-4 Ty Mawr Lane, Llandaff North – application withdrawn by applicant.

59 : 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 Act
1990)

APPLICATIONS GRANTED

18/01639/MJR – RUMNEY

Land at Lamby way Industrial Estate
Erection of new hazardous waste transfer facility along with associated access,
parking and servicing.

Subject to a replacement Condition 5 to read:

“Notwithstanding the approved plans prior to the provision of any floodlighting details
shall be approved by the Local Planning Authority, thereafter any floodlighting shall
be provided and operated in accordance with the approved details”.

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

18/02500/MJR – PENYLAN

HOWARDIAN ADULT LEARNING CENTRE, HAMMOND WAY

Development of 43 residential dwellings (use Class C3, including affordable housing), vehicular and pedestrian access, landscaping, drainage, related infrastructure and engineering works.

Subject to the following:

“Removal of drawing ‘184020_A01_A3 Site Access General and Visibility Splays’ from list in Condition 2”

Subject to the amendment of Condition 29 to read:

“Prior to development commencing on the residential units details of secured covered cycle parking and access routes to them, shall be submitted for the approval of the Local Planning Authority and then be implemented as approved prior to the residential units being brought into beneficial use”.

Subject to an additional Condition 31 to read:

“Notwithstanding the approved plans and prior to development commencing on site details of the design and final surfacing materials for roads, pavements and defining the edge of carriageways shall be submitted to and approved by the Local Planning Authority and then implemented as approved”

Subject to the following amendments:

“Reference to LDP policy H6 should be replaced by policy EN6 and EN8 in the reasons for conditions 12-15 (inclusive).

18/02519/MJR – RUMNEY

EASTERN HIGH SCHOOL, NEWPORT ROAD

Full planning application for the proposed residential development of 214 homes comprising 149 general market homes and 65 affordable homes (which includes a 44 bed older persons’ independent living accommodation block) and associated infrastructure.

Subject to an additional Condition 38:

“Prior to commencement of development, details of a pedestrian link from the cycleway/footpath to the future development site shown on the approved plans shall be submitted to and agreed with by the Local Planning Authority. The development hereby approved shall be implemented in accordance with the agreed details”.

Subject to an additional Condition 39 to read:

“Prior to first occupation of the hereby permitted development details of a historical interpretation board explaining the history and significance of scheduled monument Caer Castell Camp (GM216) shall be submitted to and approved in writing by the Local Planning Authority and installed as approved. The approved interpretation board shall thereafter be retained and maintained in a good legible condition.

Subject to the amendment of references to LDP policy numbers in reasons for conditions;

“Reference to LDP policy H5 should be replaced by policy KP5 in the reasons for conditions 21-27 (inclusive), condition 29 and 23. Reference to LDP policy H6 should be replaced with policy EN6 in the reasons for conditions 11-14 (inclusive).”

Subject to an amendment to Condition 35 to read;

“Notwithstanding the approved plans and prior to development commencing on site a swept path assessment shall be submitted to and approved in writing by the Local Planning Authority.”

Subject to an amendment to Condition 37 to read:

“The existing pedestrian link from Caer Castell Place to Newport Road shall be maintained until the cycle/pedestrian route adjoining the principal estate road has been created linking Caer Castell Place to Newport Road.”

APPLICATIONS DEFERRED

18/02698/MNR – CYNCOED

19 LLANDENNIS AVENUE

Demolition of the existing two-storey dwelling and garage to provide a 6no, bedroom, three storey dwelling with garage, swimming pool, pool house and amenity space.

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

APPLICATIONS WITHDRAWN

18/02674/MNR – LLANDAFF NORTH

CARDIFF DEEP CLEAN SPECIALIST LTD, UNITS 1-4, TY MAWR LANE

Single storey extensions and extension at first floor to create two storey unit.

60 : APPLICATIONS DECIDED BY DELEGATED POWERS - DECEMBER 2018

December 2018

61 : URGENT ITEMS (IF ANY)

None

62 : DATE OF NEXT MEETING - 13 FEBRUARY 2019 AT 10:30PM

PETITION

COMMITTEE DATE: 13/02/2019

APPLICATION No. 18/01064/MJR

APPLICATION DATE: 17/05/2018

ED: CANTON

APP: TYPE: Full Planning Permission

APPLICANT: Quin & Co Ltd

LOCATION: CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD, CANTON

PROPOSAL: DEMOLITION OF MODERN EXTENSIONS TO SUFFOLK HOUSE AND PART DEMOLITION OF EXISTING WALL AND FELLING OF EXISTING TREES, RESIDENTIAL REDEVELOPMENT OF SUFFOLK HOUSE TO PROVIDE 10 NO. APARTMENTS AND CONSTRUCTION OF 7 NO. TOWNHOUSES, REPLACEMENT WALL, TREE PLANTING, AMENDED ACCESS ARRANGEMENTS, PARKING PROVISION AND OPEN SPACE/LANDSCAPING

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 10 of this report, planning permission be **GRANTED** subject to the following conditions:

TIME LIMIT

1. C01 Statutory Time Limit

PLANS SPECIFICATION

2. The development shall be carried out in accordance with the following approved Plans and Documents

Plans

- P01 Rev A OS Plan
- P02 Rev A Block Plan
- P03 Rev A Existing Site Plan
- P20 Rev A Demolition Site Plan
- P06 Rev N Proposed Site Plan
- P11 Rev B Proposed Apartment Plans – Ground Floor
- P12 Rev - Proposed Apartment Plans – First Floor
- P13 Rev - Proposed Apartment Plans – Second Floor
- P14 Rev B Proposed Villa Elevations - 1
- P15 Rev B Proposed Villa Elevations - 2

- P16 Rev F Proposed Townhouse Elevations 1
- P17 Rev E Proposed Townhouse Elevations 2
- P21 Rev G Proposed Townhouse Material Palette
- P28 Rev - House Plans Units 1 & 3
- P29 Rev - House Plans Unit 2
- P30 Rev - House Plans Unit 4
- P31 Rev - House Plans Units 5 & 7
- P32 Rev - House Plans Unit 6
- LA.1 Rev H Landscape Strategy (Dated 4th December 2018)
- LA.2 Rev G Planting Details (Dated 30th November 2018)
- LA.3 Rev G Hard landscape (Dated 30th November 2018)
- LA.4 Rev G Trees (Dated 30th November 2018)
- Suffolk House Communal Garden – Prepared by WYG (Dated 24.07.2018)
- P19 Rev B Proposed Plans & Elevations – Cycles and Refuse
- A103096-SK01 Rev E Parking Area Swept Path Analysis Large Car
- A103096-SK02 Rev A Proposed Access Visibility Assessment

Documents

- Building Inspection & Bat Activity Survey - Soltys Brewster Ecology (Dated 12th December 2018)
- Tree Survey, Categorisation & Constraints Report - Soltys Brewster Consulting (Dated 16th February 2014)
- Tree Technical Note - Treecare Consulting, dated 24th April 2018
- Transport Statement A103096 (Dated March 2018)
- Drainage Strategy Report - Ref 7124 – Vale Consultancy (Dated December 2018)
- Design and Access Statement (Dated 5/1/2018)
- Planning Statement (Dated May 2018)

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.

CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

3. 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 adopted Cardiff Local Development Plan (2006 - 2026).

IMPORTED SOIL

4. 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 in accordance with policy EN13 of the adopted Cardiff Local Development Plan (2006 - 2026).

IMPORTED AGGREGATES

5. 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 material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the adopted Cardiff Local Development Plan (2006 - 2026).

USE OF SITE WON MATERIALS

6. Any site won material including soils, aggregates, recycled materials

shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the adopted Cardiff Local Development Plan (2006 - 2026).

STONE RE-USE

7. Any stones to be removed from the boundary walls of the application site shall be retained and reused in its reconstruction.

Reason: In order to preserve as much of the historic asset as possible, in accordance with policies KP5, KP17 & EN9 of the adopted Cardiff Local Development Plan (2006 - 2026)

BOUNDARY ENCLOSURES

8. Prior to the commencement of development details of the means of enclosures proposed along the boundaries of the site, including the reuse of existing stone and copings, shall be submitted to and approved in writing by the LPA. The approved details shall be implemented prior to the beneficial occupation of the development and thereafter maintained and retained.

Reason: In order to preserve the character and appearance of the area in accordance with Policies KP5, KP17 and EN9 of the adopted Cardiff Local Development Plan (2006 - 2026).

BATS

9. The development shall be undertaken in full accordance with the mitigation measures identified in the submitted Building Inspection and Bat Activity Survey report prepared by Soltys Brewster Ecology, dated 12 December 2018, and the Proposed Site Plan prepared by Connections Design, dated 11.12.18. in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

Reason : To ensure protected species are not affected by this development in accordance with conservation of Habitats and Species Regulations 2010 (as amended).

NESTING BIRDS

10. No site clearance/demolition of (*relevant features*) 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.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), in accordance with policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026)

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

11. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of site hoardings, site access, contractor parking and wheel washing facilities. The development shall be implemented in accordance with the approved CEMP.

Reason: To manage the impacts of construction in the interests of highway safety and public amenity in accordance with Policies KP5 and T5 of the adopted Cardiff Local Development Plan (2006 - 2026).

LANDSCAPING

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.
- Evidence to demonstrate that services including drainage, will not conflict with proposed planting.
- Schedules of plant species, sizes, numbers and densities.
- Scaled tree pit sectional and plan drawings (as appropriate).
- 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 provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil is appropriate for the landscaping type proposed and not only meets British Standards, but exceeds them in terms of suitability for the proposed end use. The specification shall be supported by a methodology for handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology, including full details of how the landscape architect or arboriculturist will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

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

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006 - 2026).

TREE PROTECTION

13. No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:

- An **Arboricultural Method Statement (AMS)** detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting.

The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with.

- A **Tree Protection Plan (TPP)** in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically.

Unless written consent is obtained from the LPA, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006-2026).

LANDSCAPING MAINTENANCE

14. 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 11, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006 - 2026)

SURFACE WATER DRAINAGE

15. The drainage system for the site shall be completed in accordance with the approved details. Thereafter no further surface water and/or 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

CAR PARKING

16. The proposed car parking and manoeuvring areas shall be laid out in accordance with the details shown on 'Proposed Site Plan' (Ref: P06, Rev N) before the development is brought into beneficial use and shall thereafter be maintained and retained at all times for the purposes in association with the development.

Reason: to make provision for vehicle parking of vehicles clear of the roads so as to not prejudice the safety, convenience and free flow of traffic in accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006 - 2026)

LIGHTING

17. Prior to the commencement of development a scheme of lighting serving the proposed car parking and manoeuvring areas shall be submitted to and approved in writing by the LPA. The approved scheme shall include details demonstrating neighbouring properties would not be unduly affected by any spill. The approved details shall be implemented prior to the beneficial occupation of the development and shall thereafter be maintained and retained.

Reason: in order to protect the amenities of neighbouring residents in accordance with Policies EN13 and C3 of the adopted Cardiff Local Development Plan (2006 - 2026)

SCHEDULE OF WORKS FOR THE EXTERNAL REPAIR OF THE VILLA

18. Prior to the commencement of development a schedule of works detailing improvements to the original villa shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, but not be limited to, details of any re-rendering required, details of any replacement materials proposed - including railings, details of the making good of any features of the existing building and specific details of the additions proposed – including the projecting window surrounds. The approved details will be implemented prior to the beneficial occupation of the building and thereafter maintained and retained.

Reason: In order to preserve the historic asset, in accordance with policies KP5, KP17 & EN9 of the adopted Cardiff Local Development Plan (2006 - 2026)

MATERIALS SAMPLES

19. No above ground works shall be commenced until details, which may include samples, of the external finishing materials 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.

Reason: To ensure a satisfactory finished appearance to the development 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 and that there should be no bonfires on site during construction activities.

RECOMMENDATION 3: The contamination assessments and the affects 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;
- (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: *A European protected species (EPS) Licence is required for this development.*

This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en>.

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to go ahead.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application. We advise the Applicant timing constraints to the works are likely to be in place due to the potential of a maternity roost being present.

RECOMMENDATION 6: In accordance with section 6 of the Environment (Wales) Act 2016, the provision of the following ecological enhancements shall be provided by the applicant

- 2 x Swift nest boxes
- 1 x Double House Martin cup
- 1 x Sparrow terrace
- 1 x Hedgehog box

The model, location and installation of these features should be advised upon by the applicant's ecological consultants. These enhancements measures are separate from any specific mitigation / compensation measures required in respect of species directly affected by the proposed development, such as bats.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

1.1 Planning permission is sought in two main parts:

- The demolition of the existing non-original extensions to the side and rear of the Victorian Villa , known as Suffolk House, (formerly office space for Cardiff Council social services section) and replace with a side extension to create 10 flats with associated parking spaces (x10) and amenity space; and
- The erection of 8 x 3 bedroom, gable fronted, townhouses with associated parking space (x8) and landscaping within the remaining curtilage of the villa.

The proposal includes the provision of 18 car parking spaces and a double garage.

The proposal includes the removal of numerous trees from the site with replacement planting proposed in compensation.

Following extensive negotiations between the Local Planning Authority and developer, amended plans have been received and the application description changed to reflect a reduction in the number of townhouse proposed from 8 to 7.

In addition to the change in application description, the following amendments have been made to the proposed scheme.

- A reduction in the number of townhouses from 8 to 7;
- An increase in the separation distance between the townhouses and villa building in order to increase the prominence and setting of the historic asset;
- The omission of roof lights from the front and rear of the townhouses;
- The omission of accommodation within the third floor of the townhouses and a reduction in their overall height;
- Improvement to the feature gables on the front elevations of the townhouses through an increase in their size and prominence;
- An increase in the amenity space provision serving the apartments;
- The removal of the double garage and provision of a secondary area of shared amenity space for the apartments;
- Amendments to the landscaping scheme proposed.

2. **DESCRIPTION OF SITE**

- 2.1 The application site is located on the corner of and elevated above Romilly Road and Llandaff Road.

The site contains the locally listed Victorian Villa known as Suffolk House. This is a 3 storey building with pitched roof and features including quoins, bay windows (on its prominent elevations) and decorative porch and window surround detailing. The villa has a render finished and slate roof. To the rear of the villa is a, non-original, 2 storey pitched roof extension with a render finish consistent with that of the original villa. Attached to this a single storey, flat roofed, link section connecting the building into a further two storey

pitched extension located to the side/rear of the original villa. This, side, extension is of brick construction and has a tiled roof. Given the alternative materials used in its construction and the presence of the single storey flat roofed link between it and the main villa, this extension appears largely independent from the original villa.

Suffolk House is locally listed due to its group value with other buildings of merit situated at this location.

The application site is located within the Conway Road Conservation Area.

The majority of the site, including all of the existing buildings, falls outside of the adjacent C1 flood zone. The flood zone does however extend into the site in two small areas along the eastern, Llandaff Road, boundary. The application site does however sit on marginally higher ground level than that of Llandaff Road and Romilly Road with retaining wall present along each of these boundaries.

The application site is not located within an Air Quality Monitoring Area (AQMA).

The application site is broadly rectangular with the exception of a V shaped indent along its northern boundary and angled eastern boundary.

To the north of the site are two pairs of 2 storey, semi-detached, properties which front onto Greenfield Avenue. These properties, due to V shape of the rear of the application site, fall between approximately 13.8m and 2.3m from the site boundary.

To the east of the site are two rows of 2.5 storey terraced properties which front onto Llandaff Road.

To the west of the site is a detached, gable fronted, stone property followed by a 2 storey render finished cottage attached to a terrace containing 2 storey, double bay fronted, red brick houses with front gable features. A substation is located just outside the southwest corner of the site, directly adjacent to the neighbouring detached stone dwelling.

To the south of the site is a mix of buildings including 3 storey brick building containing a children's nursery, two pairs of 3 storey, gable fronted, semi-detached buildings linked together to create a short terrace (used as a care home), a 2 storey detached dwelling of brick construction and a pair of 3 storey, stone built, residential properties. The scale of development along the southern side of Romilly Road is largely of 3 storey, with gables forming a predominant feature on their frontages and of stone construction.

3. **SITE HISTORY**

- 3.1 18/01065/MJR – Demolition of modern extensions to Suffolk House and part demolition of existing wall – Under Consideration

4. **POLICY FRAMEWORK**

4.1 Planning Policy Wales, Edition 10 (December 2018).

Technical Advice Notes (TANs):

TAN 2	Planning and Affordable Housing
TAN 5	Nature Conservation and Planning
TAN 10	Tree Preservation Orders (Paragraph 13)
TAN 11	Noise
TAN 12	Design
TAN 15	Development and Flood Risk
TAN 18	Transport
TAN 21	Waste

Local Development Plan (January 2006 - 2026):

KP5	Good Quality and Sustainable Design
KP6	New Infrastructure
KP7	Planning Obligations
KP8	Sustainable Transport
KP12	Waste
KP13	Responding to Evidenced Social Needs
KP14	Healthy Living
KP15	Climate Change
KP16	Green Infrastructure
KP18	Natural Resources
H3	Affordable Housing
EN7	Priority Habitats and Species
EN8	Trees, Woodlands and Hedgerows
EN9	Conservation of the Historic Environment
EN10	Water Sensitive Design
EN12	Renewable Energy and Low Carbon Technologies
EN13	Air, Noise, Light Pollution and Land Contamination
EN14	Flood Risk
T1	Walking and Cycling
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
C1	Community Facilities
C3	Community Safety/Creating Safe Environments
W2	Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)
Planning Obligations (January 2017)
Infill Sites (November 2017)
Residential Design Guide (January 2017)
Green Infrastructure (November 2017)

Managing Transportation Impacts (July 2018)
Flat Conversions SPG (January 2019) – Approved by Cabinet but ratification by Full Council is pending.

5 **INTERNAL CONSULTEES RESPONSES**

The Operational Manager, Transportation: raise no objection subject to a condition requiring the provision of a Construction Management Plan.

- 5.1 The Council's Tree Officer: Raises no objection, making the following comments.

Under the current iteration, a total of x12 new trees will be planted comprising x2 of ultimately spreading form (Ostrya carpinifolia, Tilia tomentosa 'Brabant') x3 of naturally fastigiated form (Acer lobelii), x4 fastigiated cultivars (Liquidambar styraciflua 'Slender Silhouette', Fagus orientalis 'Iskander') and x3 upright trees (Ginkgo biloba 'Magyar', Malus trilobata). Of these, the Fagus, Ostrya, Tilia and Ginkgo are best described as large trees and the Acer, Liquidambar and Malus as medium-large, and taken with the existing retained trees (holm oak, weeping lime and Lawson's cypress), the tree-scape will be diverse in terms of species and form.

In terms of numbers and diversity the proposed planting more than offsets the loss and therefore could reasonably be considered to enhance the character of the Conservation Area. What the planting does not do is preserve the character of the Conservation Area as it is currently defined by the spreading beech and lime on the Romilly Road frontage. However, the style of planting is well-suited to the dwellings proposed, and the combined impact in terms of the trees proposed and the retained trees adds up to the same or greater in terms of overall ultimate canopy cover. A line of fastigiated trees set back from the boundary in sufficient root available soil should thrive without conflicting with the dwellings or boundary wall, and will have been designed at the same time as the dwellings, whereas the current tree-scape seems to have no clear, harmonious relationship with the existing built form, both elements functioning separately rather than as a whole.

- 5.2 The County Ecologist: Provided the planning conditions and informative requested by NRW are applied, there are no further grounds to object to this application based on its impact upon bats.
- 5.3 Pollution Control (Contaminated Land): Raise no objection subject to conditions regarding Contaminated Land measures – Unforeseen Contamination, Imported Soil, Imported Aggregates, Use of Site Won Materials with further Contamination and Unstable Land advice
- 5.4 Pollution Control (Noise & Air): Raise no objection proposal but recommend an advisory regarding site construction hours and noise.

5.5 Pollution Control (Air Quality): The planning application has been considered in line with the working principles of Local Air Quality Management, which includes reference to;

- Defra's Local Air Quality Management Technical Guidance 16, February 2018;
- EPUK and IAQM guidance "Land-Use Planning and Development Control: Planning for Air Quality, January 2017";
- Welsh Government's Local Air Quality Management Policy Guidance, June 2017;
- Welsh Government's Policy Planning Wales Document, December 2018; and
- Local monitored data collated by SRS on behalf of Cardiff Council.

Due to the size and nature of the planning application (18/01064/MJR), in terms of its potential to produce increased pressures to traffic flows, utilising the EPUK and IAQM guidance "Land-Use Planning and Development Control: Planning for Air Quality, January 2017" the application **does not** need to consider in detail the potential to impact existing air quality levels. As depicted by **Table 6.2** in the guidance document the traffic movements generated by the development **do not** qualify for an Air Quality Assessment (AQA).

In terms of existing air quality levels, the closest monitoring sites to the proposed development sites are located approximately 350m north (Site 196; 2 Pencisely Road) and 420m south (Site 115; 21 Llandaff Road). These monitoring sites are part of the non-automated network, recording monthly average figures for nitrogen dioxide (NO₂). Preliminary datasets collated at these sites for 2018 suggest compliance with the national annual average air quality limit value set for NO₂ (40µg/m³). **Site 196 has recorded a preliminary annual average result of 24.4µg/m³ and Site 115 a preliminary annual average result of 29.7µg/m³.**

From the monitored data it is evident that there is somewhat of a positive margin between the monitored NO₂ levels and the set national air quality objectives for NO₂.

It is acceptable that increased traffic flows during commuting peak times may look to cause short term spikes in concentrations, however based on the levels portrayed by the monitored datasets it is likely that the short term objective set for NO₂ **would not** be breached. Detailed in the Local Air Quality Management (LAQM) TG(16), Paragraphs 7.90 & 7.91 focus on predicting exceedances of the NO₂ 1-hour objective (**200µg/m³, not to be exceeded more than 18 times per year**) with the use of NO₂ diffusion tubes. It is stated that **"exceedances of the NO₂ 1-hour mean are unlikely to occur where the annual mean is below 60µg/m³."** Therefore, based on the annual datasets it can be concluded that the NO₂ 1 hour objective has not breached.

Currently there is no local ambient air quality monitoring undertaken for PM₁₀ in close proximity to the proposed development site. However, using a grid reference of (316392, 177008) which correlates to the Suffolk House site, air

quality background concentrations are made available by Defra to download which provide estimated projections for air pollutants, in particular particulate matter (PM₁₀).

These background concentrations/ maps are produced by DEFRA and allow for baseline concentrations of air pollutants to be examined on a 1km x 1km square resolution. The background maps are available to download at <https://uk-air.defra.gov.uk/data/laqm-background-maps> The results produced by Defra are summarised below:

PM₁₀

Site ID	Annual Mean Concentration (µg/m ³)
	2019
Suffolk House (316392, 177008)	14.33

From the data it is evident that there is positive margin between the projected background level at the referenced site and the set national air quality objectives set for particulate matter (PM₁₀). The legal Air Quality Objective for PM₁₀ is set as an **annual average of 40µg/m³**.

Green Infrastructure does have beneficial impacts for air quality; however, it serves better as a barrier and does not exactly eliminate poor air quality.

- 5.6 Drainage Services: Raise no objection to the proposal noting that the water would be discharged into Welsh Water assets via a storage tank and therefore the system can accommodate a 1 in 100 year +30% storm event.
- 5.7 Parks Services: Given the reduction in the number of dwellings proposed from 18 to 17 within the amended plans, an amended financial contribution of £35,795 is sought towards provision or maintenance of public open space provision in the vicinity of the site.
- 5.8 The Housing Development Manager: In line with the adopted LDP, an affordable housing contribution of 20% of the 13 units (20% x 17 being rounded down to 3 units) is sought on this brown-field site.

Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, and this site is suitable for social rented accommodation, built to Welsh Government Development Quality Requirements (DQR) for purchase by a nominated Registered Social Landlord (RSL) partner at a specified price.

Given the proposed design/configuration of the scheme, we would need to understand how any on-site affordable units can meet DQR standards and how any demarcation between the market and the affordable would work in

reality. The scheme has to be able to be managed and easily maintained by the Registered Social Landlord.

If it is not possible to deliver the units on site then, as an alternative to on-site provision, we would be willing to enter into discussions with the applicant with regard to providing the affordable housing contribution as a financial contribution in lieu. On that basis we would seek a financial contribution of **£295,162** (in lieu of 3 units (20%)) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2017).

5.9 Neighbourhood Regeneration: Raise no objection to the proposal and would not require a financial contribution given that the proposal is for less than 25 dwellings.

5.10 Waste Management: advise that the refuse storage area shown is acceptable and provide advice in respect of design and demolition waste/recycling.

6. **EXTERNAL CONSULTEES RESPONSES**

6.1 Dwr Cymru Welsh Water: Raise no objection to the proposal subject to the drainage scheme being implemented in accordance with the approved details.

Natural Resources Wales: Raise no objection to the application subject to a condition requiring the works be undertaken in accordance the Building Inspection and Bat Activity Survey report prepared by Soltys Brewster Ecology, dated 12th December 2018, and the Proposed Site Plan prepared by Connections Design, dated 11th December 2018.

Glamorgan Gwent Archaeological Trust: advise that they have no objection, stating that *'no significant archaeological issues are noted in the application area.'*

South Wales Police: have no objection to the development, but provide recommendations in respect of lighting, site permeability, internal speed limits, access control, open space surveillance, CCTV, landscaping, windows and doors and Secure by Design.

South Wales Fire and Rescue Service: No comments received

7. **REPRESENTATIONS**

7.1 The application was advertised by way of site and press notices and via neighbour notification. The amended plans were advertised by way of site notice and neighbour notification. Local Members were consulted on both the original and amended plans.

7.2 A petition of 389 signatures has been received in opposition to the proposed development on the basis of the proposed removal of the Copper Beech, Oak and lime trees fronting the site given they filter out pollution, are a habitat for

wildlife and provide a heritage asset for future generations.

7.3 A total of 43 objections (15 to the original plans and 28 to the amended scheme) have been received in opposition to the application proposal. The objections received are on the following grounds:

- The Council should consider retaining all of the healthy mature trees on the site on account of the benefits they deliver to people and the environment, such as filtering our air, helping with flooding and providing a home to wildlife.
- The tree proposed for removal still have plenty of life in them and it would take decades to replace them.
- The trees are impinging on the wall, which does need repairing, but a decent landscape architect could do so without causing undo damage to the trees.
- The felling of the trees will have a negative impact on the neighbourhood and Conway Road Conservation Area. The trees are a vital local amenity and contribute towards well-being.
- The removal or maintaining of the boundary wall is not sufficient justification for the proposed felling of the trees.
- Redevelopment works will create noise and dust and therefore retaining trees will help reduced this impact.
- The felling of these trees would in no way preserve or enhance the character of the Conway Road Conservation Area.
- No real attempt has been made by the developer to come up with an approach to preserve the historic trees whilst replacing the boundary wall.
- The trees proposed for removal are beautiful old trees and bring beauty to the busy junction. Their removal would therefore reduce the aesthetic splendour of the area.
- The replacement trees proposed are no substitute for those, which would be lost.
- Any lias stone removed from the wall enclosing the site should be retained and reused.
- There are a number of methods by which the wall could be repaired whilst retaining the trees.
- The removal of the trees will result in a huge increase in pollution at the busy junction adjacent to the site.
- A nursesey is located opposite the site and various residential homes nearby. Removing the trees would result in more air pollution in the area, which disproportionately affects children and the elderly.
- The density of the proposed development is excessive
- The proposal forms an over development of the site.
- The townhouses proposed are too dominant in relation to Suffolk House, and should be reduced in scale to better reflect the context of the conservation area.
- The height of the townhouses would result in the adjacent properties along Greenfield Avenue being overlooked and overshadowed.
- The facade of the original building has to stay as it is listed.

- There are an excessive numbers of flats being developed in the area.
- Suffolk House has been registered and the unique nature of this area should be protected.
- The extension proposed to the rear of the villa will reduce the amount of light and out door space feel along Llandaff Road.
- The access and parking arrangement proposed would result in a significant increase in the level of activity to the rear of the site to the detriment of the neighbouring occupiers.
- The development will result in an increase in the level of traffic in the area given the change of use proposed and the change in vehicular movement patterns to and from the site.
- The access proposed would be unsafe given the limited visibility and flow of traffic along Llandaff Road.
- The level of car parking provision proposed is insufficient and should be increased in order to avoid future residents parking in the surrounding streets.
- Visitor parking should be provided on site.
- By way of S106 agreement, parking on Greenfield Avenue should be upgraded to 3/4 'Residents Only' as a result of the development and trees in pavement pop-outs should be added along the street to calm traffic.
- Vehicles often park on double yellow lines, on footway and across uncontrolled pedestrian crossings on Llandaff Road, Greenfield Avenue and Cea Syr Dafydd. This will worsen with the number of units proposed as part of the application.
- There is a lack of pedestrian facilities heading north along Llandaff Road. The footway width is approximately 600mm and therefore below Manual for Streets standards and the Welsh Governments Travel Act.
- Visibility to and from the proposed access junction is less than stated in the submitted Transport Statement.
- It is not clear whether the cycle store will be locked or open for anyone to use.
- The number 61 bus referred to in the Transport Strategy is already overcrowded at peak times and the proposal will worsen this further.
- Visitors and any residents with more than one car will have to park on surrounding streets, which are already overcrowded.
- Future residents of the development might use the access lane linking Greenfield Avenue and Romily Road instead of turning right out of the site when traffic is queuing. The lane is not lit and is poorly surfaced and would become more dangerous for pedestrians with any increase in vehicular use.
- Parking along Greenfield Avenue is problematic for residents.
- Llandaff Road is already busy, especially close to the Romily Road junction, so adding the entrance to 17 new dwellings close to this junction would increase congestion in the area and be dangerous.
- The development should priorities active travel.
- Car parking spaces are proposed within 4 feet of the rear extension of No. 8 Greenfield Avenue, with no screening proposed. This may cause

noise and pollution issues and any vibrations from vehicles entering or leaving the spaces may negatively affect the foundations of No. 8.

- Traffic in the area is appalling and the loss of a historic, publically owned building and the trees would be terrible.
- A full review should be undertaken of the traffic congestion, safety and parking issues in the local area.
- The proposal will result in a decrease in the value of numerous local properties.
- The proposed development would impact upon the quality of life in Canton.
- The plans being used are out of date and don't show the surrounding buildings correctly.
- The Design Commission for Wales should be consulted on the proposed development.
- The sewerage system in the area is old and may not be able to cope with the additional pressure place on it through the proposed development.
- The proposal does not consider the health and wellbeing of the local residents by maintaining tree cover and greenery, adding biodiversity and sustainability.
- The development would be contrary to The Wellbeing of Future Generations Act in terms of sustainability.

7.4 An objection has been received from Cardiff Civic Society, to the original and amended plans. They object to the proposed development on the following basis.

- The proposal represents an over development of the site, with too many townhouses crammed into the available space.
- The development proposal will have a negative impact on Suffolk House and the surrounding Conservation Area.
- Building townhouses within the grounds will destroy the landmark context this property currently enjoys, crowding the grounds with too many houses.
- The design of townhouses bear no relation to the surrounding area.
- The proposal will exacerbate traffic and parking problems in an already congested area.
- The proposal to fell the collection of mature, highly visual 'amenity' trees within the property's boundary is an act of wanton environmental vandalism.
- Suffolk House and its grounds deserve protection - this property is a distinctive building that reflects the city's history and heritage, and needs to be conserved for future generations to enjoy.
- The applicant's intention of felling trees directly contravenes the council's own environmental goals, as set out on the web site. Such 'amenity' trees are an important part of the neighbourhood, adding to its character and visual appeal. As air pollution is a serious issue, large, mature trees such as these need to be retained to improve the air quality for everyone.
- Replacing mature trees with new ones is spurious – it takes generations for a tree to reach maturity.

- The plans for Suffolk House, as they stand, are to the detriment of the local area, both visually, and from the perspective of the local community.
- The Suffolk House interior has magnificent plasterwork – what safeguards are in place to preserve this?

7.5 Two letters of support have been received in support of the application proposal for the following reasons;

- As it currently stands, the site is an eyesore and may become prone to vandalism.
- The retention of the original villa is welcomed.
- The replacement of the damaged parts of the boundary wall would aid in improving the site.
- The design of the new accommodation is supported.
- The townhouses will sit well in the street and would not jar with the existing architecture and overall character in the area.
- The provision of onsite parking is welcomed.
- I broadly support the application but when the buildings are complete, who will be responsible for the amenity area next to the wall and therefore any maintenance issues with the wall.

8 **ANALYSIS**

8.1 The Key issues for consideration are:

- i. The acceptability of the proposal in land use policy terms
- ii. The impact of the proposal on the character and appearance of the conservation area
 - The loss of trees
- iii. The design and layout of the proposal
- iv. Impact upon neighbouring properties
- v. The impact on air quality, noise, light pollution and contaminated land
- vi. Whether the proposal would make satisfactory provision for access, parking and circulation.
- vii. Water Resources, Drainage and Flood Risk
- viii. Ecology Considerations
- ix. Other Matters not considered above

i. The acceptability of the proposal in land use policy terms

8.2 The application site falls within the settlement boundary on unallocated white land as defined by the Adopted LDP proposals map and has no specific land use allocation or designation. The existing vacant B1 office use is therefore afforded no protection under Policy EC1: Existing Employment Land.

Policy H6: Change of Use or Redevelopment to Residential Use permits the change of use of redundant premises for residential use where:

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

The existing office is vacant and has become surplus to requirements. The application site is located within an established residential area, in a highly sustainable location and the development of the site for housing will not impact unacceptably on the operating conditions of existing businesses.

Assessed against this policy framework, the application raises no land use policy objection.

- ii. *The impact of the proposal on the character and appearance of the conservation area*

8.3 S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a legal duty on the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. This duty is imposed through LDP policies KP17 and EN9.

The existing extension to the side of the villa is not considered to make a positive contribution to the building or wider conservation area and therefore its demolition would represent an enhancement. The annexe to the rear of the villa is non-original and whilst its scale form and finish are consistent with the frontage villa, its removal would not be resisted providing the replacement extension proposed is appropriate.

The extension proposed to the rear of the villa is considered to be of an appropriate scale form and finish relative to the frontage villa. The extension would have a lower ridge and eaves height than the frontage building, which, coupled with its positioning to its rear, would ensure that it would form and read as a subservient addition to it. The proposed extension is of a consistent finish with to the original villa and includes an appropriate level of detailing.

The proposed development would bring Suffolk House, a locally listed villa, located in a prominent location with the Conway Road Conservation Area, back into beneficial residential use. The extension proposed at the rear of the building is considered to be of an appropriate scale and form such that it would remain subservient to the historic asset, whilst the proposed finish is considered sympathetic to it.

The removal of the existing fire escape and making good of the building would represent welcome enhancements to the villa. In order to ensure these, and any other, works to the building are appropriate, a condition has been imposed requiring a schedule of works to be submitted to the LPA for approval.

The height of the townhouses would be lower than that of the locally listed Villa, which coupled with the separation distance proposed would ensure that the scale of the houses would not have a dominating impact upon the villa or detract from its setting.

Consideration of the layout and design of the proposed extension and townhouses has been considered under paragraphs 8.3 – 8.6 of this report and are considered appropriate within the conservation area setting.

The loss of trees

8.4 A number of trees would be removed from the site as part of the proposed development. These include the following;

- 4 x category B trees (3 x Common Limes and 1 x Copper Beech),
- 2 x category C trees (1 x Sycamore and 1 x Hazel),
- 2 x category U trees (2 x sycamores)
- 2 category C groups
- (15 x Lawson Cypress)
- (Sycamore, privet, snowberry, holly and evergreen ornamental shrubs)

A category B Common Lime, category C Lawson's cypress and category C Holm Oak would be retained as part of the proposed development and would be supplemented by the following trees and shrubs;

- 3 x Maples
- 1 x Copper Beech
- 3 x Small Gum Trees
- 1 x Crab Apple
- 1 x Euro Hop Hornbeam
- 1 x Silver Lime
- 1 x Maidenhair
- 1 x Dawn Redwood
- 698 shrubs or 16 differing varieties.

The trees located within the application site are not subject of individual or a group Tree Preservation Order. However, as the site is located with the Conway Road Conservation Area, notice must be served on the Local Planning Authority (LPA) before any works can be taken to them. The submission of this planning application represents this formal notice.

The 'Tree Technical Note' submitted as part of the application agrees with the categorisation within the earlier tree survey for trees 4, 5 and 6, these being

category B trees. It also acknowledges that these trees are conspicuous trees on the Romilly Road boundary. However, the Technical Note identifies that the pressure generated by the trees roots and the displacement of the surrounding soil structure is forcing the boundary wall enclosing the site to subside. The diminishing condition of the wall therefore represents a risk to public safety, should it collapse into the adjacent footpath, which includes a bus stop. Furthermore, the Technical Note suggests that should the wall fail, the properties on the opposite side of Romilly Road could also be at risk from falling trees.

The Technical Note suggests that, left alone, the wall would be at risk of collapse and that it should be dismantled and reconstructed in order to prevent this. Options for the retention of the trees have been considered in the Technical Note however it concludes that in removing and replacing the wall, including its footings, would necessitate the trees above balancing above unsupported machines removing structural roots from the trees which would not be safe, viable or appropriate. Options such as pruning and guying have been considered are not deemed practical, realistic or to be of long term benefit. The report concludes that it is essential that the wall along Romilly Road be made safe on public safety grounds and that such works would, regrettably, render the trees unsuitable for retention. The replacement planting proposed would be to the betterment of the site compared to the other trees proposed for removal given their location and/or categorisation.

Whilst the loss of the trees from the site would be regrettable, the replacement planning provision proposed has been considered by the Council's Tree Officer who contends as follows;

'In terms of numbers and diversity the proposed planting more than offsets the loss and therefore could reasonably be considered to enhance the character of the Conservation Area. What the planting does not do is preserve the character of the Conservation Area as it is currently defined by the spreading beech and lime on the Romilly Road frontage. However, the style of planting is well-suited to the dwellings proposed, and the combined impact in terms of the trees proposed and the retained trees adds up to the same or greater in terms of overall ultimate canopy cover.'

Whilst the trees proposed for removal as part of the application are mature specimens, aid in reducing air pollution and add to the character of the area, their proposed removal, through being considered as part of this planning application, provides the LPA the opportunity to seek appropriate replacement planting. This would not be the case had notice been served on the LPA outside of the application process. Given the health and safety concerns arising from the trees and wall, it is unlikely that the LPA would have sought to have protected the trees had this approach been taken.

Taking the above into consideration and when considering that the proposal seeks to bring a vacant locally listed villa, which is in a poor state of repair,

back into beneficial use, the removal of the trees, is on balance, considered acceptable, subject to the replacement landscaping provisions proposed.

Part of the stone wall enclosing the application site along Romilly Road would be removed and rebuilt part of the proposed development, particularly in those areas where trees are proposed for removal. Stone walls have been identified in the Conway Road Conservation Area Appraisal as being of high quality and townscape benefit. As such, it is considered reasonable to condition the boundary enclosures to the Romilly Road and Llandaff Road frontages of the site to ensure that and repairs or sections to be replaced are in keeping and are of an appropriate materials and finish. A further condition, requiring any existing stone being removed to be retained and reused has also been applied.

iii. The design and layout of the proposal

8.5 Planning policy Wales (PPW) and Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026) require good design and Placemaking to be at the heart of any development. Further detailed guidance is set out in the Council's approved Infill Sites SPG.

The Layout / Siting

The proposed townhouses would sit approximately 0.8m back from the building line of the adjacent properties along the northern side of Romilly Road. The guidance contained in the Council's Infill Sites SPG states that *'Development should seek to respond to the prevailing building line that is created by the main frontages of houses, taking into account how the buildings are set back from the street and any rhythms or patterns of existing development or protrusions.'* (Para 3.16)

Notwithstanding the above, the siting of the proposed townhouses is considered acceptable in this instance on the following basis;

- The setback would allow for the provision of less fastigated, and therefore more appropriate, compensatory tree planting / landscaping provision along the street frontage for those trees proposed for removal.
- The townhouses would be positioned approximately 7.5m away from the nearest property to the west and with an electrical sub-station located in-between. As such, the proposed small set back proposed would not be prominent within the streetscene.
- The setback would afford the original villa greater prominence.

The reduction in the number of townhouses proposed within the amended plans, from 8 to 7, means that a greater separation distance would be created between the townhouses and villa thereby giving more prominence and setting to this historic asset. This increased spacing also allows for greater amenity space provision for the residents within the apartments.

The townhouse would be located such that they would provide appropriate closure to Romilly Road whilst meeting the minimum separation distances from the properties to the rear along Greenfield Avenue.

8.6 Scale, form and Massing

Whilst it is acknowledged that the properties along the northern side of the adjacent stretch of Romilly Road are 2-storeys in height, the buildings on the southern side of Romilly Road, directly opposite the site are predominantly 2.5/3 storeys. As a result, the proposed 3-storeys the scale of the proposed townhouses are considered acceptable within the context of the surrounding built form.

8.7 Finishing Materials

The finishing materials proposed for the extension to the villa would comprise of render, slate roof tiles, aluminium doors and windows, stone string course, stone coping/head/cill/surrounds, aluminium window surrounds and UPVC rainwater goods. The principal finishing materials proposed would therefore be consistent with that of the original villa, whilst detailing elements would provide an acceptable contrast to it. It is noted that the existing windows and doors in the building are UPVC and therefore their replacement with aluminium would represent an enhancement.

The finishing materials proposed for the townhouses would comprise of red and grey facing brickwork, slate roof tiles, standing seam cladding and canopy roofs, aluminium windows and doors, stone window surrounds and bay windows, stone coping detailing and UPVC rainwater goods. The finishing material for the townhouses are considered appropriate within the context of the surrounding where there is an evident variety of finishing materials.

Notwithstanding the above, a condition is considered necessary to ensure that the finishing materials proposed are of sufficiently quality for the conservation area setting of the site.

8.8 Architectural Approach

The form, arrangement and detailing of the proposed townhouses is considered acceptable within the context of the surrounding area. The proposed dwellings include feature gables, bay windows of stone construction, stone window surrounds and steep pitched roofs, which have been influenced, in part, by other buildings in the area,.

The majority of the finishing materials proposed are consistent with those found on other buildings in the area, whilst other materials and detailing proposed would give the dwellings a contemporary feel. Subject to the use of appropriate finishing materials, the design of the proposed townhouses is therefore considered acceptable.

The extension proposed to the rear of the villa would be of a consistent architectural style as that of the original villa but with a subservient form. The architectural approach to it its therefore considered acceptable.

8.9 Density

At 63 dwellings per hectare (dph) the density of the proposed development broadly consistent with that of the surrounding area. Both the townhouses and apartments benefit from acceptable internal sizes (the apartments being in excess of the requirements set out in the draft flat conversions SPG), access to appropriate amenity space provision, would not overlook, overshadow, overbear or block light from neighbouring properties and have a policy compliant level of car parking provision. It is therefore considered that the site can comfortably accommodate the number of units proposed. Taking this into consideration, the density of the proposed development is considered to accord with the guidance set out in the Council's Infill Sites SPG and therefore meet Policy KP5 of the adopted LDP.

8.10 Amenity Space

Proposed Townhouses

Paragraph 4.5 of the Infill Sites SPG states that *'houses and ground floor flats that will serve family accommodation should include enclosed and secure private amenity areas. Such amenity areas should measure at least 10.5m in depth or 50m² overall but generally reflect that which is characteristic of the surrounding area.'* The gardens associated with 6 of the 7 townhouses proposed would measure 40m², with the other measuring 35m². This is however broadly characteristic of the surrounding area.

It is also noted that the application site is located within 100m of Thompson's Park and 350m of Llandaff Fields and that the townhouse also benefit from small front gardens, albeit these would not be private. Taking this into consideration it is, on balance, considered that the amenity space provision for the townhouses is acceptable.

Proposed Apartments

Two areas of shared amenity space provision are proposed serving the 10 apartments. The first would be located directly to the west of the villa would measure approximately 160 m². This second would be located towards the western end of the site and would measure approximately 100m². Whilst this secondary amenity space would located approximately 40m away from the apartment building, it would represent a more private area though being enclosed. Taking the level of amenity space provision into consideration and given the proximity of the site to two public open spaces, the amenity space provision serving the apartments would accord with the requirements of the draft Flat Conversion SPG (para 4.4).

iv. Impact upon neighbouring properties

Proposed Townhouses

Overlooking & Overbearing

8.11 The proposed townhouses would be positioned approximately 26m from the rear elevations of the dwellings within Greenfield Avenue and approximately 23m from those properties on the opposite side of Romilly Road. As such, the proposal would accord with the minimum separation distances set out in the

Council's Infill Site SPG and would not be considered to have an overlooking nor overbearing impact.

Overshadowing

- 8.12 It is acknowledged that the proposed townhouses would be located directly to the south of No's. 8, 10, 11 & 12 Greenfield Avenue but given the 26m separation distance proposed between them, it is not considered that the townhouses would have an unacceptable overshadowing impact upon neighbouring properties to justify the refusal of this application. In forming this view, consideration has been given to the height of the sun throughout the year.

Light Provision

- 8.13 The submitted 'Site Section' diagram clearly indicates that the 25 degree rule, set out in the Infill Sites SPG for assessing sunlight provision, would not be broken by the townhouse for the neighbouring properties along Greenfield Avenue to the rear or Romilly Road to the front.

Proposed Apartments

- 8.14 Whilst the extension proposed to the rear of the villa is larger than that of the existing rear annexe, it is not considered that the additional scale and massing of the proposed extension would result in unacceptable overbearing, overshadowing or light reducing impact upon any neighbouring properties beyond that of the existing building given the separation distances involved.

The windows in the villa would be located a minimum distance of 18m away from the nearest residential properties along Llandaff Road and would not therefore be considered to unacceptably overlook them.

Bedroom windows proposed in flat 4 (first floor) and 6 (second floor) would be located in the side (western) elevation of the rear extension to the villa and would be located approximately 8m from the garden area of the nearest townhouse. Whilst this distance is below the 10.5m separation distance requirement set out in the Councils Infill Sites SPG, paragraph 4.9 of the document states that *'it may be possible to achieve privacy with a combination of separation distance; appropriate position and aspect of habitable rooms; screening; building orientation; window positioning; size and style of window and placement of gardens.'* In this instance, views from the two windows would be restricted given the relative orientation of the buildings and therefore angles involved. Additionally, projecting directional view window surrounds are proposed on these windows to further reduce any overlooking opportunities. It is not therefore considered that the building would unacceptably overlook the amenity space associated with the adjacent townhouse and meets the requirements of Policy KP5(x) of the LDP and the Infill Sites SPG.

Car park layout

- 8.15 The layout and access arrangement for the site has been considered by the Council's Transportation Manager who raises no objection.

The positioning of the proposed car park at rear of the site would be broadly consistent with that existing, albeit larger. It would therefore be difficult to sustain an argument that it would result in an unacceptable increase in noise or general disturbance beyond that generated by the former use of the site.

It is acknowledged that a number of the car parking spaces proposed would be located within approximately 3-6m of the rear extension to No.12 Greenfield Avenue. It is however noted that the boundary enclosure here comprises a stone wall measuring approximately 2m in height. Given the limited number of vehicular movement to and from the site, the presence of the stone wall and taking into consideration that vehicles park an equal distance away from the front of this dwelling, this proximity is not considered to be unreasonable.

Given the location of the proposed car parking spaces to the rear of the site away from the apartment building, it is considered necessary for a scheme of lighting to be provided in order to ensure that vehicles can be safely and conveniently accessed. A condition requiring the provision of a lighting scheme has subsequently been applied. Given the proximity of the parking to No's. 8 -12 Greenfield Avenue, it is important that any lighting scheme is appropriate for the development whilst not allowing light to onto these neighbouring properties. This would be controlled by way of the condition.

Taking the above into consideration, it is considered that the proposed development would accord with Policy KP5 (x) of the adopted Cardiff Local Development Plan.

v. *The impact on air quality, noise, light pollution and contaminated land*

- 8.16 Policy EN13 of the LDP requires that development not create or result in unacceptable harm as a result of noise, air, light pollution or land contamination and builds upon the requirements of Policy KP18.

The supporting text to Policy KP18 of the LDP, under paragraph 4.188, states that;

'Poor air quality can affect people's health, quality of life and amenity and can impact upon nature conservation and built heritage interests. Development has the potential to cause air pollution, or sensitive developments can be affected by existing air quality problems in an area. In Cardiff, transport emissions are one of the main contributors to poor air quality. Development will not be permitted if it would cause or result in unacceptable harm due to air pollution. Implementation of this Policy will also help counteract any increase in atmospheric pollution as a result of the Plan, thereby helping to avoid the likelihood that this LDP will have a significant effect upon internationally designated sites.'

In terms of the general air quality considerations, the Council's Air Quality Officer has confirmed that the development is not located in a designated Air Quality Management Area nor is it of sufficient scale that it would generate

sufficient traffic movements to qualify for an Air Quality Assessment (AQA). Furthermore, he advises that based on the air quality data available in the surrounding area, the proposed development would not result in an unacceptable change to air quality levels in the vicinity.

The Air Quality Officer acknowledges that green infrastructure does have beneficial impacts for air quality, however indicates that it serves better as a barrier and does not exactly eliminate poor air quality. Whilst the removal of mature trees from the application site may impact upon air quality in the vicinity, given that replacement planting is proposed and taking into consideration the scale of the proposed development and the traffic it would generate, the application is considered is not considered to have an unacceptable impact in terms of air quality. The development is therefore considered to comply with policies KP18 and EN13 of the adopted Cardiff Local Development Plan (2006 - 2026) in this regard.

vi. Whether the proposal would make satisfactory provision for access, parking and circulation

- 8.17 The site enjoys a sustainable location being within a short walking distance of bus stops, within 600m of the Cowbridge Road East District Centre and close to the city centre employment and leisure uses. The proposal includes a secure and covered cycle store and on-site parking provision is in line with the requirements of the Council's Managing Transportation Impacts SPG.

The application and the accompanying Transport Statement have been considered by the Council's Transportation Officer who raises no objection on highway safety ground, whilst the proposed parking provision for the scheme is in compliance with the requirements of the Managing Transportation Impacts SPG. (July 2018).

The Transportation Officer advises that the proposed access is acceptable and would allow adequate visibility, whilst the internal road and parking layout is satisfactory.

The Transportation Officer does not consider that traffic flows along Llandaff Road are sufficient to justify the provision of a box outside the access to the site and that the provision of one could adversely affect the passage of vehicles through the Romilly Road, Llandaff Road and Romilly Crescent junction.

Public comments received regarding existing parking pressures in the area and the need for more residential parking permits, particularly along Greenfield Avenue, are noted. However, it is not for the application proposal to resolve existing problems in the area and it would be difficult to sustain that the proposed introduction of 17 units within the application would exacerbated this to an unacceptable extent. Furthermore, it would be unreasonable to request a financial contribution towards improvements in parking in the locality when the proposal is policy compliant in terms of its parking provision. Any financial, or other, contribution sought by way of S106 agreement would also

have to meet the tests of a valid planning contribution. In the case of the application under consideration, requesting improvements to parking in the local area would be considered unreasonable and unnecessary.

Public comments that the proposed development would lead to an increase in traffic in the area are noted. However, when considering traffic levels which the proposed development (17 residential units) would likely generate against that of the existing B1 (Office) use, it is not considered that the proposal would unacceptably increase traffic provision within the area to an unacceptable extent, or beyond that of the local highway capacity. Furthermore, the submitted Transport Statement indicates that:

'The site under its extant B1 operation, would have operated as a trip attractor in the AM peak period and as a generator in the PM peak period. Redevelopment of the site would reverse this operation, with the site operating as a trip attractor in the PM peak period and as a generator in the AM peak period'

and that;

'generally, residential sites generate a lower volume of trips when compared to B1 land uses, so the development represents a betterment to the operation of the local highway network by generating fewer trips.'

As such, the proposal may result in a net reduction in traffic when compared to the existing use of the site, accepting that it has been vacant for some time.

Public comments that the development would result in an increase in traffic using the lane at the end of Greenfield Avenue as a rat run are noted. It is not for the application proposal to resolve an existing problem within the area. Additionally, given the scale of the proposed development (17 residential units), it would be unreasonable to suggest that it would result in an unacceptable increase in the number of vehicles using the lane, or certainly increase its use beyond that of the existing use of the site.

A CEMP condition is proposed to ensure that the impacts of construction works on the surrounding area are managed. (See condition 11)

Taking the above into consideration and given that the Transportation Officer has raised no objection to the application proposal, the development is considered comply with policies KP8, T5 and T6 of the adopted Cardiff Local Development Plan (2006 -2026).

vii. Water Resources, Drainage and Flood Risk

- 8.18 The majority of the site, including all of the existing buildings, falls outside of the adjacent C1 flood zone. Whilst the flood zone does extend into the site in two small areas along the eastern boundary, the application site is raised up from street level, with retaining wall present along the boundary. Taking this into consideration and that Natural Resources Wales have no objection to the

proposal on the basis of flood risk, the proposal is considered to meet the requirements of TAN 15.

The submitted drainage scheme for the site has been considered by Drainage Services and Welsh Water, neither of which raise no objection to the proposed development.

viii. Ecology Considerations

- 8.19 Bats are a European Protected Species under Conservation of Habitats and Species Regulations 2010 (as amended). Cardiff Council has a duty to have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of their functions. The requirements in this case being the strict protection afforded to bats. The advice of both the County Ecologist and Natural Resources Wales is that a bat licence will be required. In line with guidance, an advisory has therefore been included, which details the requirements for a licence to be obtained before any works commence on site. A condition has also been included requiring the development to be undertaken in accordance with the requirements and recommendations of the Building Inspection and Bat Activity Survey report.

As nesting birds are likely to be affected by the removal of trees, shrubs, bushes etc., as well as the demolition of buildings, a condition has been imposed to ensure that any site clearance and demolition works are undertaken outside of the nesting bird season.

i. Other matters not considered above

- 8.20 There is no evidence to suggest that the proposed development would impact upon the quality of life in Canton.

The impact of the proposed development on localised property values, is not a material consideration in the determination of this planning application. Additionally, there is no evidence to suggest that the development would affect property prices in the area, positively or negatively.

With regard to the potential creation of noise, traffic and disruption during demolition and construction activities. It is inevitable that a certain amount of disruption would be generated as a result of the proposed development. It is not considered that the proposal would result in an unacceptable level of disruption to neighbouring residents or wider area, however a CEMP condition has been included to ensure that construction activities can be managed appropriately. An advisory has also been included regarding the control of dust and noise during demolition works and working hours.

There is no requirement for the application proposal to be considered by the Design Commission for Wales.

The original part of the locally listed villa would be retained and enhanced as part of the proposed development.

Every planning application is judged on its individual merits having regard to both local and national planning policy. It is not for the Local Planning Authority to dictate what a developer might apply for.

The proposed development would deliver a mix of houses and flats and would therefore add variety to the housing mix in the locale area.

Comments regarding, traffic, highway safety and vehicle parking are noted. The application has been considered by the Councils Highways and Transportation Department who raise no objection to the proposed scheme.

It would be considered unreasonable for the proposed development, which comprises of 17 units on a site formally used as offices, to undertake a full review of the traffic congestion, safety and parking issues in the local area.

The application proposal provides a policy compliant level of car parking provision. Furthermore, it is not for the application proposal to resolve existing parking issues in the local area. Vehicles parking double yellow lines or on pavements in the surrounding area is not a material consideration in the determination of this planning application.

The cycle store would be reserved for use by the residents of the development. The cycle store has been considered by the Operational Manager, Transportation: who raises no objection.

The ownership and maintenance requirements of the shared boundaries to the application site are not material considerations in the determination of this planning application.

Planning Policy Wales (Edition 10) has been amended in accordance with the requirements of The Wellbeing of Future Generations Act. The proposed development has been assessed against Planning Policy Wales and is considered compliant with it and consequently The Wellbeing of Future Generations Act.

Whilst Suffolk House is locally listed and located within the Conway Road Conservation Area, it is not statutorily listed. As such, the Local Planning have no control over any works proposed internally within the building.

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 **SECTION 106 AGREEMENT**

- 10.1 National Policy and CIL regulations outline the legal requirements for a valid planning obligation. The Councils approved Planning Obligations SPG provides further guidance.
- 10.2 The total planning obligations requested amount to **£330,957**, broken down as follows and calculated in accordance with policy and guidance.
- £295,162 towards affordable housing
 - £35,795 towards Public Open Space
- 10.3 The Applicant has provided a ‘Financial Viability Assessment’, prepared by Cushman & Wakefield and dated 16th November 2018, which concluded that the S106 contribution towards affordable housing would make the development unviable, accepting the full POS contribution. (£35,795.)
- 10.4 In accordance with established practice of obtaining an independent assessment of viability appraisals presented in support of planning applications, the Council commissioned the District Valuer (DV) to prepare an assessment of the viability appraisal. The assessment confirmed that the scheme viability could not support the full affordable housing contribution and that a maximum contribution of £49,095 could be sustained, with the scheme remaining viable.
- 10.5 A financial contribution of £49,095 towards affordable housing and public open space provision is subsequently sought.
- 10.6 Having regard to policy and legal requirements outline above, it is considered that the requests meet the necessary tests. The agent has confirmed that their client is willing to enter into an agreement to secure these contributions.
- 10.7 On a proportional basis, the contribution would be split as follows.

- £43,695 towards affordable housing
- £5,400 towards Public Open Space

10.8 This has been agreed by the Housing Development Manager and Parks Services.

11. **CONCLUSIONS**

- 11.1 The amended proposal is considered to provide a high quality scheme delivering 17 new dwellings in a highly sustainable location. The proposed use, location, design, access and parking provision are all considered acceptable, along with amenity considerations for future occupiers and neighbouring residents. Overall, the proposed development would bring a locally listed villa, in a poor state of repair, back into beneficial use, forming an enhancement to it and the wider Conway Road Conservation Area. Whilst mature trees would be lost as a result of the proposed scheme, taking the above into consideration along with the replacement planting proposed, it is considered that, on balance, the proposed development would be acceptable.
- 11.4 It is recommended that planning permission be granted, subject to the recommended conditions and relevant parties entering into a Section 106 Agreement.



- LEGEND**
1. Existing Building Footprint
 2. Existing Locally Listed Building
 3. Proposed Extension
 4. Proposed Townhouses
 5. Parking
 6. Existing Access Modified
 7. Private Gardens
 8. Amenity Space
 9. Cycle Store
 10. Refuse
 11. Proposed new wall to match existing
 12. 20mm gap around building between wall and soffit to allow bat access - see sketch in ecology report.
 13. 3x 1FF. Schwegler bat boxes to be installed on two or more retained trees along southern boundary. Installation to be supervised by an ecologist.

Legend pt.12 specified	11.12.18	N
Bat mitigation amendment	06.12.18	M
Bat mitigation measures	27.11.18	L
parking spaces 1, 11 amended	22.11.18	K
minor amendments	14.11.18	J
minor amendments	13.11.18	I
Dimensions added	31.10.18	H
1 townhouse omitted	23.10.18	G
existing building line added	26.07.18	F
minor amendments	25.07.18	E
minor amendments	25.07.18	D
amenity amended	25.07.18	C
layout amended	18.07.18	B
legend amended	13.03.18	A
Scale	Job No.	Dwg No.
1:250 @ A3	J17/04	P06
		Rev
		N

Note: Planting indicative only - see WYG drawing for full details



Key

- 1 Existing trees retained
- 2 Amenity grass
- 3 Amenity tree planting
- 4 Low level shrub planting
- 5 Specimen plants

For hard landscape information, refer to drawings A103096 LA1 and LA3
Refer to drawing A103096 LA1 for the soft landscape implementation specification

No.	Abbreviation	Species Name	Pot Size	Specification	Density
32	GAP	Chenopodium 'Asterce Pearl'	3L	Bushy 15 brks :C	0.7Cr
37	Cc	Cistus corbariensis	40-60cm	5-7.5L	0.6Cr
31	ESCRE	Escallonia 'Red Elf'	40-60cm	Bushy 4 brks :C	0.7Cr
8	EJOA	Eucalyptus japonicus 'Ovalis Aureus'	30-40cm	Branched 3 brks :C	0.7Cr
32	Hebr	Hebe rakaiensis	30-40cm	Bushy 2 brks :C	0.5Cr
23	HH	Hypericum 'Hilcote'	30-40cm	5-7.5L	0.7Cr
161	LaVn	Lavandula angustifolia	30-40cm	Bushy 5 brks :C	0.5Cr
3	PHOTE	Phlox paniculata	60-80cm	Triple crown :C	Counted
11	PRRU	Prunella terex	5-7.5L	Double crown :C	Counted
17	PRRU	Prunella terex 'Red Robin'	30-40cm	Branched 6 brks	0.7Cr
46	PA	Potentilla fruticosa 'Abbotswood'	30-40cm	Bushy 5 brks :C	0.6Cr
30	ROSSOPHJU	Rosmarinus off. 'Miss Jessop's Upright'	30-40cm	Bushy 4 brks :C	0.6Cr
59	SRU	Skimmia japonica 'Rubella'	30-40cm	Bushy 3 brks :C	0.5Cr
28	SC	Stephanandra incisa 'Crigoa'	3L	Branched 5 brks :C	0.5Cr
56	No. Vd	Viburnum davidii	20-30cm	Bushy 3 brks :C	0.7Cr
111	No. Vd	Vincetoxicum	1.5-2L	C	0.4Cr
Total :855					No.

Trees	No.	Abbreviation	Species Name	Height	Pot Size	Specification
3	No.	ACELO	Acer lobellii	min. 4500m	250L	Semi-Mature :C
1	No.	FAORISK	Fagus orientalis 'Islander'	425-600cm	14-16cm	Extra Heavy Standard :5 brks :2x :RB
3	No.	LIQSSS	Liquidambar styraciflua 'Slender Silhouette'	2.5-3.0m	28L	Standard :C
1	No.	MALTRI	Malus troyana	350-420cm	12-14cm	Heavy Standard :5 brks :2x :B
1	No.	OSTLA	Ostrya carpinifolia	250-300cm	8-10cm	Standard :3 brks :2x :B
1	No.	TILBRAA	Tilia tomentosa 'Brabant'	500-550cm	20-25cm	Semi-Mature :3x/4x :RB
Total :10						

Confifers	No.	Abbreviation	Species Name	Height	Pot Size	Specification
2	No.	GINHdg	Ginkgo biloba 'Maygar'	40L	8-10cm	C
Total :2						

Note: Tree root barrier to be provided as necessary adjacent to walls and buildings.

Plant schedule

Tree protection fencing to be erected as required by the Building Regulations Part N. The fencing is to be maintained for the duration of the works.

Tree protection fencing to be erected as required by the Building Regulations Part N. The fencing is to be maintained for the duration of the works.

Tree protection fencing to be erected as required by the Building Regulations Part N. The fencing is to be maintained for the duration of the works.

Site clearance shall be undertaken prior to any topsoil stripping.

Stripping topsoil shall be undertaken before the beginning of general excavations or filling. Strip topsoil to a depth of 150mm. Store in piles on hard surfaces. Topsoil paving/roads and other areas shown on the drawings.

Hard landscaping works shall commence as soon as the building work is complete.

Import of soils shall be provided as necessary to make up any deficiency of topsoil on site and to complete the work.

A qualified landscape architect shall be appointed to inspect implementation of the landscape scheme at key stages/milestones, such as during the import and spreading of soils and planting of trees and shrubs, to ensure that the soft landscape areas are in accordance with the landscape scheme. The landscape architect shall provide photographs as necessary.

Grass seeding for amenity grass to be undertaken as soon as practicable after the building works, hard landscaping and shrub planting have been completed, and as soon as practicable after construction of the buildings and hard landscape areas.

Grass seeding for amenity grass to be undertaken as soon as practicable after the building works, hard landscaping and shrub planting have been completed, and as soon as practicable after construction of the buildings and hard landscape areas.

Seeding of species rich grass areas to be sown either in April, or in October, and in accordance with manufacturer's recommendations.

Tree planting shall be implemented during the planting season, November - March, for Root Balled trees, and any time of the year for container grown trees. Shrub planting (container grown species) shall be implemented as soon as practicable after construction of the buildings and hard landscape areas.

Maintenance operations

Soft landscape areas to be maintained in accordance with BS 7370 Pt 4, 3.1.991, and Part 4, 1993. The maintenance of the grass should be in accordance with BS 6854:2014 and BS 6854:2014. Maintenance operations to successfully establish plants shall be carried out for the first 5 years after planting.

Maintenance operations for successful plant establishment shall include watering, weed control, mulching, and pruning. Watering for trees should follow an irrigation plan in accordance with BS 6854:2014 and must be in anticipation of drought. Tree pruning should be in the winter months or summer (July-August). Cherries must be pruned only in the summer months after flowering.

The replacement of failed trees should occur once reasons for failure have been identified and amendments to the specification are made, as necessary. Shrubs which die, are removed or become seriously damaged shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority. For all new landscape areas, the following maintenance programme shall be undertaken:

- Inspections:** January - December. Replace dead plants when necessary. When necessary in accordance with an irrigation plan.
- Watering:** January - December
- Pest and disease control:** January - December
- Litter removal:** January - May, July and September.
- Weed control:** March - October.
- Prune:** Winter months or summer.
- Cut grass and trim edges:** April.
- Apply fertiliser:** September.
- Lightly fork over planting beds:** September.
- Rake / scarify grass:** Mid to late spring.

Watering: Water trees in accordance with an irrigation plan as per BS 6854:2014. Watering shrubs shall be carried out to maintain vigorous plant growth. Water shall soak into the ground; it is not sufficient to dampen the surface. Water must be applied slowly to avoid damage to plants.

Weed control: Hand weed to remove all weeds and their roots using a hoe, trowel or fork. Apply a herbicide to kill re-growth when required.

Fertiliser: Applications of fertiliser to be carried out early in the growing season. Ensure correct fertiliser application. Inspect once a month and after very heavy winds. Adjust the frequency to conform to stem growth or to prevent chafing.

Pruning: At the appropriate season for the species, pruning to be carried out to remove dead wood, to improve plant health and to maintain a balanced and in good shape. For trees, pruning shall be in accordance with BS 3986:2010.

Pest and disease control: To be carried out if necessary and in accordance with best practice.

Litter removal: Collect and remove all extraneous rubbish.

Fork over planting beds: Pick up trampled or compacted soil surfaces to aerate the soil and damage the plants.

Watering: Watering to be carried out as usually, but the frequency of watering should be increased in the autumn months at the end of the maintenance period, unless a local council or other authority has advised otherwise. Watering should be reduced or stopped in the autumn months. Replacement planting shall take place during the first available planting season.

Mowing: Amenity grass areas shall be managed to a height of 40mm. Species rich grass areas to be mowed as advised by the supplier.

Raking/Scarifying: Relieve thatched conditions and remove dead grass in the autumn over all grassed areas.

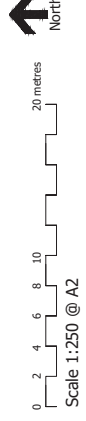
Spiking (Aeration): Aerate to increase water, nutrient and oxygen movement into the soil.

General: If grass surface is disturbed by over use, restore by firming or lifting with a fork.

Any newly planted trees, plants or hedgerows, which within a period of 5 years from the date of planting die, shall be replaced with a similar size and species, to be agreed in writing by the Local Planning Authority otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season.

Scale 1:250 @ A2



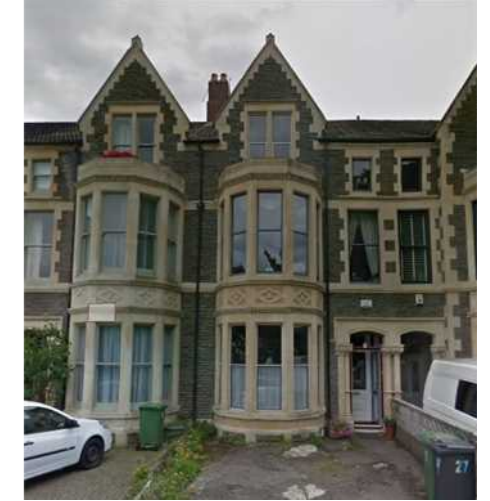
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LEGEND

1. Slate roof tiles
2. Conservation Rooflight
3. Facing brickwork - Red
4. Facing brickwork - Grey
5. Standing seam cladding
6. Aluminium windows / doors
7. Standing seam canopy
8. Lead roof / canopy
9. Glazed balustrade
10. Stonework
11. Stone coping
12. Brett Martin UPVC "cast iron style" rainwater goods



FRONT ELEVATION - Romily Road

linework amended	14.11.18	G
units amended	13.11.18	F
1 townhouse omitted	23.10.18	E
minor amendments	25.07.18	D
ridge height reduced	18.07.18	C
Gables amended	18.07.18	B
exemplar added	13.03.18	A
Scale	Job No.	Dwg No.
1:100 @ A3	J17/04	P21
		Rev
		G

LEGEND

1. Slate roof tiles
2. Render
3. Aluminium doors & windows
4. Stone coping / head / cill / surround
5. Stone string course
6. PPC aluminium projecting window surround
7. PPC aluminium projecting directional view window surround
8. Brett Martin UPVC "cast iron style" rainwater goods



FRONT ELEVATION - Romily Road



FRONT ELEVATION - Llandaff Road

LEGEND

1. Slate roof tiles
2. Render
3. Aluminium doors & windows
4. Stone coping / head / cill
5. Stone string course
6. PPC aluminium projecting window surround
7. PPC aluminium projecting directional view window surround
8. Brett Martin UPVC "cast iron style" rainwater goods



REAR ELEVATION



SIDE ELEVATION

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COMMITTEE DATE: 13/02/2019

APPLICATION No. 18/01065/MJR

APPLICATION DATE: 13/06/2018

ED: **CANTON**

APP: TYPE: Conservation Area Consent

APPLICANT: Quin & Co Ltd

LOCATION: CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD, CANTON

PROPOSAL: DEMOLITION OF MODERN EXTENSIONS TO SUFFOLK HOUSE AND PART DEMOLITION OF EXISTING WALL

RECOMMENDATION 1: That Conservation Area Consent **GRANTED** subject to the following conditions for the following reasons:

1. C05 Statutory Time Limit – Conservation Area Consent (5 years)

Reason: To ensure the timely redevelopment of the site following demolition.

2. No development shall commence until such time as a contract for the carrying out of redevelopment of the site has been made and full planning permission has been granted for the re-development for which the contract provides.

Reason: In the interests of the visual amenity of the area in accordance with Section 17 (3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and advice contained at para. 6.14 of TAN 24

3. The development shall be undertaken in full accordance with the mitigation measures identified in the submitted Building Inspection and Bat Activity Survey report prepared by Soltys Brewster Ecology, dated 12 December 2018, and the Proposed Site Plan prepared by Connections Design, dated 11.12.18, in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

Reason : To ensure protected species are not affected by this development in accordance with conservation of Habitats and Species Regulations 2010 (as amended).

4. No site clearance/demolition of (*relevant features*) 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.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), in

accordance with Policy EN7 of the adopted 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: *A European protected species (EPS) Licence is required for this development.*

This Conservation Area Consent does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en>.

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to go ahead.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application. We advise the Applicant timing constraints to the works are likely to be in place due to the potential of a maternity roost being present.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Conservation Area Consent is sought for the demolition of the existing annexe to the side and extension to the rear of Suffolk House in order to facilitate the conversion and extension to the building and re-development of the site.
- 1.2 Conservation Area Consent is required for the substantial demolition of any unlisted building within a Conservation Area by virtue of Sec. 74 of The Planning (Listed Building and Conservation Areas) Act 1990.
- 1.3 The merits of the proposed replacement development are considered in full in a separate application for planning permission (Ref: 18/01064/MJR)

2. DESCRIPTION OF SITE

- 2.1 The application site is located on the corner of Romilly Road and Llandaff Road, directly adjacent to the junction with these roads and Romilly Crescent.

The site contains the locally listed Victorian Villa known as Suffolk House. This villa is a 3 storey building with pitched roof and features including quoins, bay windows (on its prominent elevations) and decorative porch and window surround detailing. The villa has a render finished and slate roof. To the rear of the villa is a, non-original, 2 storey pitched roof extension with a render finish consistent with that of the original villa. Attached to the western elevation of the 2-storey extension to the villa is a single storey, flat roofed, link connecting it with a further two storey pitched extension. This extension is of brick construction and has a tiled roof. Given the alternative materials used in its construction and the presence of the single storey flat roofed link between it and the main villa, this extension appears largely independent from the original villa.

The application site is located within the Conway Road Conservation Area.

The majority of the site, including all of the existing buildings, falls outside of the adjacent C1 flood zone. The flood zone does however extend into the site in two small areas along the eastern, Llandaff Road, boundary. The application site does however sit on marginally higher ground level than that of Llandaff Road and Romilly Road with retaining wall present along each of these boundaries.

The application site is not located within an Air Quality Monitoring Area (AQMA).

The application site is broadly rectangular with the exception of a V shaped indent along its northern boundary and angled eastern boundary.

To the north of the site are two pairs of 2 storey, semi-detached, properties which front onto Greenfield Avenue. These properties, due to V shape of the rear of the application site, fall between approximately 13.8m and 2.3m from the site boundary.

To the east of the site are two rows of 2.5 storey terraced properties which front onto Llandaff Road.

To the west of the site is a detached, gable fronted, stone property followed by a 2 storey render finished cottage attached to a terrace containing 2 storey, double bay fronted, red brick houses with front gable features. A substation is located just outside the southwest corner of the site, directly adjacent to the neighbouring detached stone dwelling.

To the south of the site is a mix of buildings including 3 storey brick building containing a children's nursery, two pairs of 3 storey, gable fronted, semi-detached buildings linked together to create a short terrace (used as a care home), a 2 storey detached dwelling of brick construction and a pair of 3 storey, stone built, residential properties. The scale of development along the southern

side of Romily Road is largely of 3 storey, with gables forming a predominant feature on their frontages and of stone construction.

3. SITE HISTORY

- 3.1 18/01064/MJR – Demolition of modern extensions to Suffolk House and part demolition of existing wall and felling of existing trees, residential redevelopment of Suffolk House to provide 10 no. apartments and construction of 7 no. townhouses, replacement wall, tree planting, amended access arrangements, parking provision and open space/landscaping – Recommended for approval subject to confirmation at planning committee.

4. POLICY FRAMEWORK

4.1 Legislation

- The Planning (Listed Buildings and Conservation Areas) Act 1990

4.2 National Policy and Guidance

- Planning Policy Wales, Edition 10 (December 2018). Chapter 6: Distinctive and Natural Places
- TAN 24: Historic Environment
- TAN 12: Design

4.3 Local Development Plan (2006 – 2026)

- Policy KP5 – Good Quality and Sustainable Design
- Policy KP17 – Built Heritage
- Policy EN7 – Priority Habitats and Species
- Policy EN8 – Trees, Woodlands and Hedgerows
- Policy EN9 – Conservation of the Historic Environment
- Policy EN13 – Air, Noise, Light Pollution, and Contaminated Land

4.4 Relevant Supplementary Planning Guidance:

- Conway Road Conservation Area Appraisal (2007)

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Operational Manager (Building Control) has no comments to make on the application.

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 The application was advertised on site and in the press. Neighbours and Local Members were also notified. Several letters of representation objecting to the proposal have been received, however these objections are not explicitly relevant to the demolition of the existing modern extension and are evaluated within the

application for planning permission.

- 6.2 Details of these objections and how they have been addressed are to be found in the 18/01064/MJR report.

7. **ANALYSIS**

- 7.1 The Local Planning Authority are required by virtue of Sec. 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area and that proposals to demolish such buildings should be assessed the same broad criteria as proposals to demolish Listed Buildings.
- 7.2 The general criteria relevant to the consideration of all listed building consent applications relate to the importance of the building, its intrinsic architectural and historic interest and rarity; the particular physical features of the building; the buildings setting and its contribution to the local scene; and the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of the environment.
- 7.3 The submitted Heritage Statement (HS) has assessed the contribution, which those parts of the building proposed for removal make to the building and wider Conway Road Conservation Area. Within this document it is stated that;

The removal of the existing extensions to the rear, together with the covered walkway and the adjacent twentieth century house, and the removal of the external fire escape will all improve both the physical appearance of the building together with its immediate setting. The proposed extension is of a high-quality design, reflecting the architecture of the main building. Furthermore, the repairs and renovation will all further enhance the appearance of the building both internally and externally. As a result, it is clear that the proposals will enhance the significance of this locally listed building.

Although Suffolk House is identified as forming a landmark building within the Conservation Area, it is currently only the original element of the building which makes any contribution to the significance of the Conway Road Conservation Area. With the proposals to remove the poor quality extensions to the rear, and their replacement with a high-quality extension reflecting the architectural idiom of the original building, there will be an enhancement to this part of the Conservation Area.

- 7.4 In line with the conclusions contained in the submitted HS, it is considered that the annexe to the side and extension to the rear of the original Suffolk House villa do not make a positive contribution towards the character or appearance of the Conway Road Conservation Area. Furthermore, It is acknowledged that Conservation Area Consent is only required due to the extent of demolition required and that the original villa would be retained as part of the scheme for the redevelopment of the site.

- 7.5 Details of the proposed redevelopment of the site have been provided under planning application ref: 18/01064/MJR. The full merits of the redevelopment proposed under 18/01064/MJR will be discussed in the relevant report to Planning Committee, however the scheme is considered to enhance the character of the conservation area and has been recommended for approval. However, a condition has been imposed to ensure that the buildings are not demolished until a planning permission and contracts are in place.
- 7.6 In situations where harm would be caused to the character or appearance of the Conservation Area, if the redevelopment did not occur, it is considered necessary to impose conditions restricting demolition, as detailed at para. 6.14 of TAN 24, that the building should not be demolished until such time as a contract for redevelopment of the site and/or planning permission has been granted.
- 7.7 The proposed removal of section of the wall along the Romilly Road frontage of the site has been considered under planning application ref: 18/01064/MJR.
- 7.8 Given the presence of protected species on the site, conditions have been included to ensure their protection.
- 7.9 Taking the above into consideration, the demolition of those element of the building proposed for removal would not have any detrimental impact upon the character or appearance of the Conway Road Conservation Area.
- 7.10 The Local Planning Authority may also control demolition so far as it relates to the method of demolition and site restoration. In respect of the latter, a detailed scheme of redevelopment is proposed. In respect of the former, given the scale of demolition relative to the scale of the site, it is considered that demolition could be adequately managed without stringent controls imposed by the Local Planning Authority. The provisions of the Control of Pollution Act 1990 are pertinent in controlling noise and nuisance from demolition activities in the interests of the amenity of neighbouring residents.
- 7.11 It is recommended that Conservation Area Consent be granted, subject to conditions, for the demolition of those parts of the building detailed.



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LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 13/02/2019

APPLICATION No. **18/02698/MNR** APPLICATION DATE: 21/11/2018

ED: **CYNCOED**

APP: TYPE: Full Planning Permission

APPLICANT: MR ANDREW BATES – GERAINT JOHN PLANNING
 LOCATION: 19 LLANDENNIS AVENUE, CYNCOED
 PROPOSAL: DEMOLITION OF THE EXISTING TWO-STOREY DWELLING AND GARAGE TO PROVIDE A 6NO. BEDROOM, THREE STOREY DWELLING WITH GARAGE, SWIMMING POOL, POOL HOUSE AND AMENITY SPACE

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

1. Statutory Time Limit (The development permitted shall be begun before the expiration of five years from the date of this planning permission. Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.)
2. The Development shall be carried out in accordance with the following approved plans and Documents:

Plans

P169-201 Rev B - Site Plan, Location Plan & Street Scenes
 P169-202 Rev B - Floor Plans,
 P169-203 Rev B - Elevations
 P169-201 Rev A - Block Plans & Sections

Documents

Bat and Barn Owl Surveying Services – Survey for Bats April – July 2018
 Planning, Design and Access Statement
 Arboricultural Report (Produced by ArbTS) Dated May 2018
 Tree Protection Plan and Arboricultural Method Statement. Project Ref 458.8 (Produced by ArbTS)

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. No above ground works shall be commenced until samples, of the external finishing materials 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.

Reason: To ensure a satisfactory finished appearance to the development in accordance with Policy KP5 of the Cardiff Local Development Plan (2006 - 2026).

4. No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall include, but not be limited to, an assessment of the potential disposal of surface water via sustainable means. Where a sustainable drainage scheme is to be provided the submitted detail shall:
 - i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measure taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. Include a period for its implementation; and
 - iii. Provide a management and maintenance plan of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure disposal of surface water via possible sustainable means in accordance with Policy EN10 of the Cardiff Local Development Plan (2006 - 2026).

5. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall 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 in accordance with Policy EN10 of the Cardiff Local Development Plan (2006 - 2026).

6. Notwithstanding the approved plans, details of the means of enclosure to the front of the property along Llandennis Avenue shall be submitted to and approved in writing by the Local Planning Authority. These details shall have regard to return enclosures as far back at the front elevation of the dwelling and the materials to be used. The approved means of enclosure shall be constructed prior to the beneficial occupation of the dwelling and thereafter retained and maintained.

Reason: To ensure an acceptable finish to the to the development in

accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).

7. 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 gate, fence, wall or other means of enclosure shall be erected, constructed or placed within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a highway without the prior written consent of the local planning authority.
Reason: The comprehensive design and layout of the development would be adversely affected by the erection of means of enclosure, particularly of different types, in front of dwellings, in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026)
8. The development hereby consented shall be undertaken in accordance with the submitted Tree Protection Plan and Arboricultural Method Statement.
Reason: To ensure that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006-2026)
9. Notwithstanding the submitted details, prior to beneficial occupation, 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 plan.
 - Evidence that service layouts including drainage do not conflict with proposed landscaping.
 - Schedules of plant species, sizes, numbers and densities.
 - Scaled tree pit sectional and plan drawings that show the Root Available Soil Volume for each tree.
 - 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 provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil is appropriate for the landscaping type proposed and not only meets British Standards, but exceeds them in terms of suitability for the proposed end use. The specification shall be supported by a methodology for handling, amelioration and placement.
 - Planting methodology and post-planting aftercare methodology.

The submitted details shall be consistent with other plans submitted in

support of the application and the landscaping shall be carried out in full accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006-2026)

10. 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 5, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area in accordance with policy EN8 of the adopted Cardiff Local Development Plan (2006-2026).

11. The noise emitted from fixed plant and equipment on the site shall not exceed a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with Policy EN13 adopted Cardiff Local Development Plan (2006-2026).

12. If site clearance in respect of the development hereby approved does not commence within 2 years from the date of the most recent survey for bats, the approved ecological measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to;

- i) establish if there have been any changes in the presence and/or abundance of bats and
- ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised, and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that the assessment of the impacts of the development upon the species concerned, and any measures to mitigate those impacts, are informed by up-to-date information in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

13. Prior to beneficial occupation of the dwelling, two bat boxes for crevice-dwelling bats shall be provided within the site, the model and location of which to be determined by the applicant's ecological consultant. The bat boxes shall thereafter be retained and maintained.

Reason: In accordance with section 6 of the Environment (Wales) Act 2016, Planning Policy Wales and Policies EN6 and EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

RECOMMENDATION 2: The applicant is advised that before any alterations are undertaken to the adopted highway, they will require the technical approval of the Highways Authority.

RECOMMENDATION 3: The applicant is advised that they 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 4: 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 Planning permission is sought for the demolition of No. 19 Llandennis Avenue; including the outdoor swimming pool and pool house to its rear and its replacement with a 6.no Bedroom, three-storey flat roof dwelling with garage, car-port, indoor swimming pool and associated amenity space.
- 1.2 The proposal also seeks to amend the vehicular access to the site from the

existing in out arrangement to a single, central, access point. Landscaping provision to the front of the dwelling is also included as part of the proposed scheme.

- 1.3 Amended plans have been received at the request of the Local Planning Authority, which show a reduced area of hardstanding/parking at the front of the proposed dwelling and an increased area of landscape provision. The applicants have also made a minor change to the internal layout of the rear annexe within the amended plans. Additionally, the location of a WC and changing room serving the swimming and fitness room within the rear annexe, which is semi-internalised, would be relocated within the annexe within the amended scheme.

2. DESCRIPTION OF SITE

- 2.1 No. 19 Llandennis Avenue is a large detached, two storey, hipped roof, dwelling located within a street characterised by large, detached properties set within large plots. The building is set back from Llandennis Road by approximately 15m, which is consistent with others along this particular section and side of the street, though there is no strict building line evident. An attached double garage projects forward of the dwelling towards the street in the northeast corner of the site.
- 2.2 The existing property stretches cross the majority of the width of the site, sitting just inside of the boundary with the property to the east and approximately 4m in from the boundary with the property to the west.
- 2.3 The application section of Llandennis Avenue is on a slight gradient and therefore No. 19 sits on a marginally lower ground level than No. 17 Llandennis Avenue and higher ground level than No. 21.
- 2.4 The property benefits from an extensive rear garden measuring approximately 40m in length and 25m in width. The garden contains an outdoor swimming pool and brick built pool house. Mature trees line the boundary of the site with the neighbouring properties to the south, located on Pennant Crescent.
- 2.5 Two vehicular access points serve the existing dwelling from Llandennis Avenue in an in out type arrangement. A large hardstanding parking area is located directly in front of the double garage and property with a semi-circular shaped lawn located between it and Llandennis Avenue.
- 2.6 The application site is not located within a conservation area or a flood zone, as identified TAN 15 Development Advice Map.
- 2.7 No listed buildings or trees subject of a Tree Preservation Order are affected by this proposal.

3. SITE HISTORY

- 3.1 05/02802 /E – Internal alterations, demolish porch, construct new porch -

Permitted

3.2 98/01878/N – Construction of a double garage, circular drive and exit to highway, internal alterations and front entrance porch - Permitted

3.3 88/01736/N – Demolition of existing garages & outbuildings – new double garage with 2 bedrooms and bathrooms over - Permitted

4. POLICY FRAMEWORK

4.1 National Planning Policy

- Planning Policy Wales (Edition 10, December 2018)

Paragraph 3.9 of Planning Policy Wales (Edition 10) states that; *'The special characteristic of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.'*

Paragraph 3.16 states that; *'Planning authorities shouldnot attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.'*

- Technical Advice Note 12: Design

Paragraph 4.9 of Tan 12 states that *'Opportunities for innovative design will depend on the existing context of development and the degree to which the historic, architectural, social or environmental characteristics of an area may demand or inhibit a particular design solution. Thorough appraisal of context can provide design pointers, which help to inspire an innovative design response, which meets present and future needs. A contextual approach should not necessarily prohibit contemporary design.'*

- Environment (Wales) Act 2016.

4.2 Cardiff Local Development Plan 2006 -2026

- Policy KP5 (Good Quality Sustainable Design)
- Policy KP7 (Planning Obligations)
- Policy KP14 (Healthy Living)
- Policy KP15 (Climate Change)
- Policy H3 (Affordable Housing)
- Policy KP16 (Green Infrastructure)
- Policy EN8 (Trees, Woodlands and Hedgerows)
- Policy EN10 (Water Sensitive Design)
- Policy EN13 (Noise, Air , Light Pollution and Land Contamination)
- Policy T5 (Managing Transportation Impacts)
- Policy T6 (Managing Transport Impacts)
- Policy C3 (Community Safety/Creating Safe Environments)

- Policy W2 (Provision for Waste Management Facilities in Development)

4.3 Supplementary Planning Guidance

- Managing Transportation Impacts (July 2018)
- Infill Sites SPG (November 2017)
- Residential Design Guide (January 2017)
- Waste Collection and Storage Facilities (October 2016)
- Green Infrastructure (November 2017) (Including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and provision of Open Space in New Development; Soils and Development)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operation Manager: Traffic and Transportation raised concerns over the amount of car parking space proposed, indicating that the Managing Transportation Impacts SPG advocates a maximum of two spaces. Concerns were also raised that the number of secure cycle storage spaces proposed did not meet the numbers set out in the SPG.
- 5.2 A request for an advisory be added to any grant of planning permission requiring the applicant to obtain a licence from the Council to create a new vehicle crossover/dropped kerb was also made.
- 5.3 Following the receipt of amended plans, the Operation Manager: Traffic and Transportation raised no objection to the scheme, noting that the cycle storage provision is now in line with the guidance contained in the SPG and the reduced parking area is now acceptable having regard to the accessibility and manoeuvrability.
- 5.4 The Operation Manager (Waste Management) raises no objection to the proposal, providing advice with regard to waste collections and containers.
- 5.5 The Operation Manager (Shared Regulatory Services – Pollution Control: Noise and Air): Raise no objection subject to a condition controlling plant noise and an advisory regarding noise from demolition and construction activities
- 5.6 The Operational Manager Drainage raises no objection to the application subject to a condition controlling surface water drainage.
- 5.7 The Housing Strategy Manager: advises that given that the application site exceeds 0.1 hectares, a financial contribution of £31,134 towards affordable housing would be sought.
- 5.8 The Council's Tree Officer raises no objection to the application subject to condition controlling landscaping and its aftercare.
- 5.9 The County Ecologist: Raises no objection to the application proposal subject

to conditions requiring the provision of an updated bat survey should demolition works not commence within 2 years and the provision of bat boxes on site.

6. EXTERNAL CONSULTEE RESPONSES

6.1 Welsh Water have no objection subject to a drainage condition and an advisory regarding any connection to the public sewer.

7. REPRESENTATIONS

7.1 The owners/occupiers of 16 neighbouring properties have been consulted on the proposal.

7.2 In total, 17 letters of objection (including three further objections) have been received in opposition to the proposal along with a petition containing 70 signatures.

7.3 A summary of the objections received are below;

- The application proposal contravenes the guidance set out in the Council's Infill Sites SPG through failing to protect the amenity of new and existing residents, failing to make a positive contribution to the creation of distinctive communities, places and spaces, and failing to respond to the context and character of the area. The proposal would also fail to respond to the localised scale and massing of neighbouring dwellings, predominant facing material and local architectural detailing.
- The proposal would form a visually discordant addition.
- Llandennis Avenue is characterised by the presence of mature houses built in the 1930's to 1950's which are of a style and size to complement each other. The contemporary design of the proposed development would subsequently be out of keeping with the rest of the avenue.
- The proposal will do nothing to enhance the road or the surroundings.
- The design of this new proposed house would form a visually discordant, incongruous and overbearing addition within the street.
- The proposed dwelling, being of three storeys, is too high and disproportionately large.
- The proposal, a three-storey, flat roofed property, will overlook the handsome houses around it and will be out of character and place. Any new dwelling should be in keeping with the other houses in the road.
- The development is too large for the site and road, being significantly larger than the existing house on the plot.
- There are no other 3-storey buildings on this scale in the road and the flat roof design is not in character with the other properties in the road, which have pitched roofs.
- The proposed development is not consistent with the Council's own Local Development Plan Policy KP5 (Good Quality and Sustainable Design) for the following reasons;

- The design does not respond to the local character and context of the building and landscape setting.
- The design does not integrate with the existing high quality buildings and quality landscape topography.
- The proposal represents an overdevelopment of the site.
- The proposal would have no positive connection with surrounding communities.
- The development would have an adverse effect on the value of other properties in the surrounding area and would put off perspective buyers of other properties in the street or cause delays in their sale.
- Llandennis Avenue is of high reputation and value as a residential area. The “totally out of place” design proposed will spoil its character and reputation.
- The proposed boundary wall will make the front garden look more like a compound.
- The design is an eyesore of cubes and flat roofs.
- The swimming pool element of the proposed dwelling would form an intrusive addition along the boundary with the neighbouring property and impact upon the amenity of the neighbouring residents.
- Past extensions to houses and new builds within the street have been sympathetic to the other properties in the street.
- At some 9000 sq ft, the proposed dwelling is a gross overdevelopment of the site.
- The construction of the dwelling would involve heavy vehicles using the roadway causing noise, inconvenience and damage to the road surface.
- The development would harm the amenity of the neighbourhood by virtue of its design and over-bearing presence contrary to policies KP5 and H5 of the LDP.
- The third floor terrace of the proposed dwelling would provide a sightline into neighbouring gardens.

7.4 The Local Ward Members for Cyncoed were also consulted and letters of objection have been received to the proposal from Councillors Bablin Molik and Kathryn Kelloway for the following reasons.

7.5 Councillor Bablin Molik requested (comments provided verbatim)

- *The proposed build is out of character for Llandennis Avenue. Llandennis Avenue is a very well proclaimed road across Wales and its characteristic and infill developments requirements need to be preserved. The application is not honouring the characteristic of the road and the proposed build, though impressive, is not suited for this location on several grounds:*
 - 1) *The flat roofing style is not observed on any other residential properties on the avenue.*
 - 2) *Three storey build is also not observed on this avenue*
 - 3) *The materials (walls, doors and windows) and aesthetics of the*

- proposed build is also out of character for the avenue*
- 4) *The roof top green area will infringe on surrounding properties privacy*

7.6 Councillor Kathryn Kelloway

- *Llandennis Avenue consists predominantly of large traditional family dwellings. The proposed three storey, flat roofed development is of a modern and bulky design which does not fit in with the architectural character of this suburban section of Llandennis Avenue and is contrary to the principles set out on page 25 of the “Cardiff Residential Design Guide” Supplementary Planning Guidance, which advises that new developments should integrate sympathetically with existing buildings and protect or enhance elements which contribute to the local character. The proposed development, by virtue of its scale, use of materials, massing and architectural style, would form an incongruous element in the local street scene and would be out of keeping with the character and design of other existing buildings.*
- *The dimensions of the existing detached dwelling at 19 Llandennis Avenue fit well on the site. The proposed development would be significantly higher, wider and longer than the existing structure and could present an overdevelopment of the site. This would be contrary to the advice given on page 25 of the “Cardiff Residential Design Guide” Supplementary Planning Guidance, which states that developments should “complement the scale and massing of neighbouring built forms...” At page 52, the SPG also states “We will resist forms of developments where the scale and massing of any buildings or other elements of a scheme are discordant, or aspects of the scheme are poorly chosen or located in the street scene”. The proposed development, by virtue of its scale and massing, would stand out and have an overbearing impact on the street scene, to the detriment of the residential amenity of other local occupants.*
- *The existing building at 19 Llandennis Avenue integrates well into its street setting in so far as it does not impact adversely upon the quiet enjoyment by adjacent residents of their properties. The proposed building would bring it nearer to the boundaries and, by virtue of its increased height, would accentuate the dominating effect of the building and could cause issues of overlooking. It is also noted that the location of the proposed plant room, at the boundary with 17 Llandennis Avenue, would likely further erode the residential amenity of the neighbours by virtue of the noise this generates, particularly as the room is proposed at ground level and there is no indication that it will be sufficiently sound proofed.*
- *Local residents are not adverse to a reasonable development and in fact there have been many pleasing and architecturally sympathetic extensions and reconstructions along the road but the proposed development is likely to be of an un-neighbourly nature which will be*

detrimental to the local character of the area and to the amenity of other residents. The proposed development is also contrary to the LDP, KP5 and Sustainable Design and Infill Sites SPG's. It is a concern that if this development were to go ahead, it would create a precedent that would further diminish the local character of the road in the future.

7.7 Both Councillor Molik and Kelloway have requested that the application be considered by planning committee.

7.8 Following the report being presented to committee on 23rd January 2019, the following late representations were received;

- Councillor Molik requested that the planning committee visit the application site. This was undertaken on 4th February 2019.
- The owner/occupier of No. 23 Llandennis Avenue on the basis that the proposed development fails to respond to the context and character of the area in its style, size, number of storeys and materials used.
- The owner of No.15 Llandennis Avenue requested that committee visit the application site and raised concerns over the 'on balance' recommendation in the 23/01/2019 committee report making the following comments;
 - *The obvious incongruity of the proposed design is all too clear and surely on any reasonable interpretation does not sit well with the surrounding built form.*
 - *While varied, there exists at present a consistency of design of broadly vernacular character in Llandennis Avenue which would be endangered if the development were to proceed. In terms of both size and configuration I believe that few would see your interpretation as standing up to scrutiny in this respect.*
 - *The Council's own SPG requires that newbuilds should be sensitive to and complement the existing pattern of development. There is indeed another newbuild in the road that well reflects this obligation with the result that it has aroused no opposition as far as I am aware. The contrast with the present proposal could not be more evident.*
 - *The planning application makes reference to the sustainability of the new development. Suffice to say that a justification of sustainability that involves the destruction of an existing sustainable property is by its very nature self-contradictory.*
- The owner of No. 17 Llandennis Avenue makes the following comments; (provided verbatim)

1. I have serious concerns about the contents of your report to the planning committee not the least of which is that it fails altogether to acknowledge the fact the proposal completely ignores the Council's own guidelines. and particularly the

Supplementary Planning Guidance on infill sites.

2. *Your report states that “the scale, massing, siting and layout of the proposed development is considered to appropriately respond to the surrounding built form” Can the council please explain in detail how does this bulky, flat roofed, three storey, surveyor-designed (someone not trained in building design) alien proposal, “appropriately respond to the surrounding built form”. With great respect to you, it is utter nonsense to suggest it does.*

3. *Page 5 of the Infill Sites SPG gives examples of infill developments, which ‘successfully employ elements of contemporary design whilst also responding to character and context’. As is claimed in the report that Llandennis Avenue has “an evident variety in the design, arrangement, roof forms and finish of the properties along the street” the successful examples referred to also show an ‘evident variety’ of styles, but are viewed as being successful because*

- o their scale and massing is appropriate to neighbouring dwellings*
- o (their) design reinvents the various shapes and features in the adjacent buildings*

In light of this: can the Council explain how the scale and massing of a three storey flat roof house is appropriate to neighbouring dwellings, which are all two storey with pitched roofs. Furthermore can it be explained how this particular design ‘reinvents’ the various shapes and features in the adjacent buildings?

4. *Paragraph 3.8 of the SPG requires infill development - which this proposal undoubtedly is - to be*

- o ...sensitive to its context. It is important that in residential areas where there is a clear existing pattern and form of development... that new buildings...complement the character of the surroundings Paragraph 3.18 of the SPG requires infill development to*
- o ...take account of and respond to ...scale and massing of buildings **in the street** (emphasis is mine)*

The Report completely ignores the fact that all existing properties in Llandennis Ave are two storey (notwithstanding the fact that some may have accommodation within their roof-space) and that all have tiled or slated pitched roofs. Why has the Report completely ignored the above referred to requirements of the Council’s own SPG?

5. *Please provide the committee with paragraph 2.7 of the council’s Supplementary Planning Guidance including the photographs on that page.*

6. I would be grateful if you assure me that the concerns spelt out here will be drawn to the attention of the planning committee.

7. I conclude with an important request which I make in light of the following three matters -

(i) that your recommendation is expressed to be “on balance” demonstrates you are not sure that the proposal is an acceptable form of development and complies with the relevant planning policies,

(ii) the particular policies applicable to this proposal,

(iii) the specific nature of my objections and of the other points/questions raised in this letter.

The request is that you recommend to the committee that before they decide whether to accept your recommendation or not they visit the site together. If they do so, I am sure that the force of the objections and of the points made here will persuade them of the unacceptability of the proposal. I rely on you to read to them this last paragraph.

8. ANALYSIS

8.1 This application was deferred by Planning Committee at its meeting on 23rd January 2019 in order to undertake a Site Visit. The Site Visit took place on Monday 4th February 2019 and the application is now reported back for determination.

8.2 The changes made within the submitted amended plans have been considered as part of the below analysis.

8.3 The key issues for consideration are:

- i. The effects of the proposed development on the character and appearance of the street scene and area.
- ii. The impact of the proposed development on the amenities of neighbouring occupiers;
- iii. The acceptability of the proposed parking/access arrangements and boundary enclosure
- iv. Affordable Housing
- v. Other Matters

The effects of the proposed development on the character and appearance of the street scene and area

8.4 Policy KP5 of the adopted Cardiff Local Development Plan: states that ‘All new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities,

places and spaces by (inter alia)

- i. Responding to the local character and context of the built and landscape setting so that the layout, scale, form massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;
- x. Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities.

8.5 The Council's approved Infill Sites Supplementary Planning Guidance: (2017) advises at paragraph 2.13 that;

'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 a useable amenity space or garden for new as well as any existing dwellings/ occupiers.*
- *Maintain an established spacing between buildings that respects the pattern of layout in the vicinity of the site.*
- *Maintain appropriate scale and massing which respects buildings in the vicinity of the site.*
- *Respect the building line and be of a design which complements the existing street scene.*

The SPG further advises, at paragraph 3.8, that;

'Infill development needs to be sensitive to its context. It is important that in residential areas where there is a clear existing pattern and form of development, that new buildings, landscaping and boundary treatments (e.g. gates, railings, walls and hedges) complement the character of the surroundings. A thorough understanding of detailing in the street scene which contributes to the form and character of the area needs to be gained and responded to.'

8.6 Llandennis Avenue is not located within a conservation area and whilst the properties within it are generally large and of a traditional design, they are not considered to exhibit such uniformity in their form, finish, scale and massing, that the proposed development would unacceptably undermine its character.

Scale, Massing & Building Line

8.7 The proposed dwelling would be located in a street consisting of large detached dwellings set in substantial plots. Whilst the dwelling would be larger than that of the existing property on the site, it is not considered that its scale and massing would be excessive within the plot or within the context of the street scene. The principal, street frontage, element of the dwelling would be positioned in broadly the same location as that of the existing property and sited on approximately the same building line. The proposed dwelling would actually sit squarer within the plot and therefore sit more comfortably within it than the existing dwelling.

- 8.8 Whilst the existing dwelling on the site is two-storey, the proposed building would be approximately 1.5m taller than the existing dwelling at its highest point, despite being three-storeys. The dwelling would however be no taller than that of the ridge height of the neighbouring properties on either side, as is illustrated in the submitted 'Proposed Street Scene.' The height of the principal 2-storey element of the proposed dwelling would be approximately 1.5m higher than the eaves height of the existing property, though at a consistent height as that of the eaves height of no. 17. The second floor of the proposed dwelling, being set back and in, would also aid in reducing the perceived massing of the top floor of the building. Taking the above into consideration, the height of the proposed dwelling is considered acceptable within the context of the streetscene and considered to be consistent with the requirements of Policy KP5 of the adopted LDP in this sense.
- 8.9 It is noted that other properties along Llandennis Avenue contain accommodation within their roof-spaces, equivalent to the second floor of the proposed dwelling. Whilst the third floor of the proposed dwelling is of a more prominent design, through not being located within a roof-space, it is not considered unreasonable for living space to be accommodated at second floor level within the proposed scheme.
- 8.10 The layout and massing of the proposed dwelling is such that the two-storey element of the building would project back into the site just beyond the single-storey rear extension to the rear of No. 17 but be in line with that of the principal rear elevation of No. 21 on the opposite side. Whilst the single storey annexe, containing a swimming pool and gym, would project back further into the site, it is not considered that the principal mass of the proposed dwelling would project back into the site by an uncharacteristic or therefore unacceptable distance.
- 8.11 The single storey annexe proposed at the rear of the dwelling would project back into the site well beyond the principal rear elevation of the proposed dwelling. The rear annexe would however be set off the boundary with no. 17 by approximately 1.4m and be of a consist scale as that of the swimming pool extension at the rear of No. 21 next door. It is therefore considered that the scale of the annexe is proportionate to the principal element of the application dwelling and within the context of the site and area. A suitably generous garden area would also be retained.
- 8.12 Whilst the proposed carport would project forward of the principal elevation of the dwelling, it would be located in approximately the same location as that of the existing double garage. As such, its addition would be considered acceptable

Spacing

- 8.13 The footprint of the proposed dwelling, through siting squarer within the plot than that of the existing property, would be positioned further away from the boundary with No. 17 than the existing dwelling. The proposed dwelling would sit closer to the boundary with No. 21 however, with a gap of approximately 1.8m being retained between its side elevation and the shared boundary and

3m between buildings. Whilst the proposal would reduce the spacing between this neighbouring property, the retained spacing would be considered acceptable within the context of the street where there is no clear or characteristic spacing rhythm between properties and similar separation distances as that proposed are evident.

Architectural Style

- 8.14 Paragraph 3.9 of Planning Policy Wales (Edition 10) states that; *'The special characteristic of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.'* However under Paragraph 3.16 it further states that; *'Planning authorities shouldnot attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.'*
- 8.15 Paragraph 4.9 of Tan 12 states that *'Opportunities for innovative design will depend on the existing context of development and the degree to which the historic, architectural, social or environmental characteristics of an area may demand or inhibit a particular design solution. Thorough appraisal of context can provide design pointers, which help to inspire an innovative design response, which meets present and future needs. A contextual approach should not necessarily prohibit contemporary design.'*
- 8.16 Concerns have been raised by local residents that the proposed dwelling would not be in keeping with other properties along Llandennis Avenue, which have pitched roofs and are generally of a traditional vernacular. There is however an evident variety in the in the design, arrangement, roof forms and finish of the properties along the street and within the wider area. It is not for the Local Planning Authority to dictate architectural style and having regard to Planning Policy Wales and Tan 12, there is no policy requirement for the proposal to match or replicate that of its surroundings. Llandennis Avenue is not located within a conservation area and whilst the properties within it are generally large and of a traditional design, they are not considered to exhibit such uniformity in their form, finish, scale and massing, that the proposed development would unacceptably undermine its character.
- 8.17 The proposed dwelling would be of a flat roof contemporary design, however taking paragraph 3.16 of Planning Policy Wales into account and given that the scale, massing, siting and layout of the proposed development is considered to appropriately respond to the surrounding built form, it would be unreasonable to refuse this application on the basis of the contemporary design and flat roof finish proposed alone.

The proposed dwelling would be finished in white acrylic render with dark grey aluminium cladding and dark grey aluminium fins to the carport. The windows would be powder coated aluminium in a matching dark grey. The roof would be finished in a grey single ply membrane and green sedum. The areas of sedum roof would be restricted to the rear annexe and rear section of the two-storey element of the building. Numerous skylights and PV panels would also

be sited on the differing roofs of the dwelling.

There is a wide variety of finishing materials evident along Llandennis Avenue, including the widespread use of render. Whilst no other sedum roofs are evident along Llandennis Avenue, the sections of roof proposed on the application dwelling would be located towards the rear of the building. As such, it would not represent a prominent addition within the street scene.

Guidance contained in the Infill Sites SPG states that; *'Materials (colour, texture and extent) used for roofing, walls, doors and window frames should respond to the dominant construction or facing material in the area; materials should either match exactly or be complimentary'*,

Taking into consideration the broad variety of finishing materials evident in the locality, the finishing materials proposed are considered to meet the above guidance and therefore Policy KP5 of the LDP.

The impact of the proposed development on the amenities of neighbouring occupiers

- 8.18 Policy KP5 (x) of the adopted Cardiff Local Development Plan requires consideration to be given to the impact of development upon the amenity of neighbouring occupiers. Further guidance is provide in the Council's Infill Sites SPG. Under Paragraph 4.11, this states that *'to safeguard the amenity of existing residents, proposals must not result in unacceptable harm regarding the level of overbearing, overshadowing or overlooking of neighbouring properties.'*

Overlooking

- 8.19 It is considered that the proposed development would not result in the neighbouring properties, or their associated amenity spaces, being unacceptably overlooked. The principal rear elevation of the proposed dwelling would project only marginally further back into the application site than that of the rear projection at the rear of No. 17 which sits directly adjacent to the boundary with No. 19. Whilst balconies are proposed at the rear of the proposed dwelling on both the first and second floors, these have been designed with walls at either end, thereby restricting views towards the neighbouring properties and their associated amenity spaces to oblique angles.
- 8.20 Whilst some angled views over parts of the neighbouring properties rear gardens will be inevitable from the first and second floor windows and balconies of the proposed dwelling, a degree of mutual overlooking between neighbouring dwellings is a common feature of urban living and the proposal would not be unusual or unacceptable in this respect. It is also noted that the existing property benefits from numerous first floor windows at its rear along with an external terraced area. Whilst the rear of the proposed dwelling would be heavily glazed, taking the existing situation into consideration and given the above, it is not considered that the proposed development would result in an unacceptable level of overlooking upon the neighbouring properties at

either side.

- 8.21 It is noted that a window is proposed in the side elevation of the gym on the second floor of the proposed dwelling. It is not considered necessary for this window to be obscurely glazed due to limited overlooking opportunities which it would be afforded given its height and the set back of the second floor. It is also noted that a window was present on the western elevation of the existing property and that windows in the eastern elevation of No. 21 are obscurely glazed. It is not therefore considered that the introduction of this window would have any greater overlooking impact than that currently exists.
- 8.22 The other windows proposed on the side elevations of the dwelling are either at ground floor and high level, ground floor and serve a WC or boot room or at first floor and serve an ensuite. As such, the provision of these windows would not allow for any overlooking of the neighbouring properties.
- 8.23 It is not considered that the relationship between the proposed dwelling and the houses on the opposite side of Llandennis Avenue would be materially changed in terms of overlooking, as a result of the proposed development from that of the existing.
- 8.24 The windows in the first and second floor rear of the proposed dwelling would be located greater than 10.5m to the rear boundary of the site and greater than 21m to the neighbouring property to the rear.

Overbearing & Overshadowing

- 8.25 The proposed dwelling would be larger than that of the existing dwelling on the site. However, given the arrangement of the different elements of the building, including the set back of the second floor and the positioning of its differing elements relative to the neighbouring properties, it is not considered that the dwelling would have an unacceptable impact upon the neighbouring properties in terms of overbearing or overshadowing beyond that existing. The proposal is therefore considered to accord with the guidance set out in the Infill Sites SPG and the requirements of policy KP5.
- 8.26 The single storey annexe proposed at the rear of the dwelling would project back into the site well beyond the principal rear elevation of the proposed dwelling. Whilst this annexe would measure 3.5m in height along its entire length, taking into consideration its flat roof design, its siting approximately 1.4 m off the shared boundary with No. 17 and the ground level difference between the site and No. 17, the proposed rear annexe would not be considered to have an unacceptable overbearing impact upon No. 17.
- 8.27 Given the siting of the rear annexe towards the eastern side of the rear garden of the application site, it would be approximately 17m away from the boundary with No. 21. It is not therefore considered that the annexe would have an unacceptable Overbearing & Overshadowing impact upon this property.

The acceptability of the proposed parking/access arrangement and boundary enclosure

- 8.28 The design proposed access/driveway would represent an enhancement on that existing at the property. The development would see the existing access arrangement rationalised into a single vehicular and pedestrian access point, which is supported from a highway safety perspective.
- 8.29 With regard to the level of cycle and car parking provision proposed, the proposal, as amended, shows the provision of 6 secure and covered cycle stands instead of the 4 originally proposed, along with a reduction in the amount of car parking spaces down to the 2 contained in the carport. Whilst it is acknowledged that other space is available and may be used for parking vehicles, this space is necessary to allow vehicles to manoeuvre into and out of the carport and garage.
- 8.30 Taking the above into consideration, the proposal is considered acceptable from a highway and transportation perspective.
- 8.31 A 1.8m high, rendered, wall is proposed along the boundary of the site with Llandennis Avenue. It is however considered that a rendered wall would appear out of place within the street scene where boundary enclosures are predominantly low-level stone or brick walls and/or hedges. It is therefore considered necessary to condition the means of enclosure along this boundary with the site to ensure that a more in keeping finish would be realised. It is also considered necessary to remove permitted development rights for alterations to boundary enclosures to the site frontage.

Affordable Housing

- 8.32 As the application proposal seeks permission for a replacement dwelling on a site of greater than 0.1 Ha, the proposal triggers Policy H3 of the adopted Cardiff Local Development Plan (2006- 2026). Policy H3 seeks a 20% affordable housing on Brownfield sites. As such, a financial contribution of £31,134 would be sought towards affordable housing provision as a result of the proposal.
- 8.33 Information provided by the applicant evidences that the development of a single dwelling would not deliver sufficient value to support the requested contribution towards off-site affordable housing. Given the circumstances of the proposed development, this is acknowledged by officers and no independent verification has been sought. The Housing Strategy Manager has confirmed their acceptance of the proposal in this instance.

Other Matters

Landscaping

- 8.34 The proposed development would necessitate the removal of some, non-protected trees/landscaping at the front of the property. It is subsequently considered pertinent to impose conditions regarding the replacement planting and its aftercare. The landscaping provision proposed would soften the

aesthetic of the hardstanding area to the front of the property and is considered acceptable subjection to conditions.

Ecology

8.35 The County Ecologist has commented that;

'As a general principle, survey work which is more than 2 years old will be regarded with caution, as certain species may colonise or leave an area in the interim period. This is particularly the case with mobile species such as bats, and bat surveys greater than 2 years old will have to be repeated.'

As such, he has requested a condition requesting an updated Bat Survey be submitted for approval should the existing property not be demolished within a two-year period. Condition 12 has subsequently been included.

A further condition has been added requiring the provision of two bat boxes within the site as a statutory duty of all public bodies to seek to maintain and enhance biodiversity, and in doing so to promote the resilience of ecosystems, in the exercise of their functions under the Environment (Wales) Act 2016. Condition 13 has subsequently been included.

Amenity Space

8.36 The proposed dwelling would retain an large rear garden well above the minimum size requirement set out in the Infill Sites SPG and consistent with that of the gardens of neighbouring properties. Whilst the proposed dwelling is of a large size, the building would not occupy an unreasonable proportion of the site such that it could be considered to represent an over development of the site.

Plant

8.37 Given that the proposed dwelling includes two plant rooms, pollution control (Noise and Air) have requested that a condition be applied controlling plant noise in order to protect the amenity of neighbouring residents.

Response to third party objections not considered above

8.38 The impact of the proposed development on the saleability of neighbouring properties currently on the market, or on localised property values, is not a material consideration in the determination of this planning application. Additionally, there is no evidence to suggest that the development would affect property prices along the street, positively or negatively.

8.39 The perceived reputation of Llandennis Avenue, is not a material consideration in the determination of this planning application.

8.40 Each planning application is judged on its individual merits having regard to all material considerations. The architectural approach adopted by residents for past extensions to dwellings or re-builds in the locality, is not a material consideration in the determination of this planning application.

- 8.41 With regard to the development potentially forming a precedent within the street and wider area, all planning applications are judged on their individual merits having regard to both national and local planning policy.
- 8.42 Policy H5 is not applicable to this application as it does not propose the conversion of the building to flats or a House in Multiple Occupation.
- 8.43 With regard to the potential creation of noise, traffic and disruption during construction activities, it is inevitable that a certain amount of disruption would be generated as a result of the proposed development. It is not however considered that the demolition and rebuilding of a single, albeit large, dwelling would result in an unacceptable level of disruption for neighbouring residents or within the local area. An advisory has been included regarding the control of dust and noise during demolition works and working hours.
- 8.44 The comments contained in the late representations received to the application prior to the 23rd January committee have been considered with Section 8 of this report.

9. OTHER CONSIDERATIONS

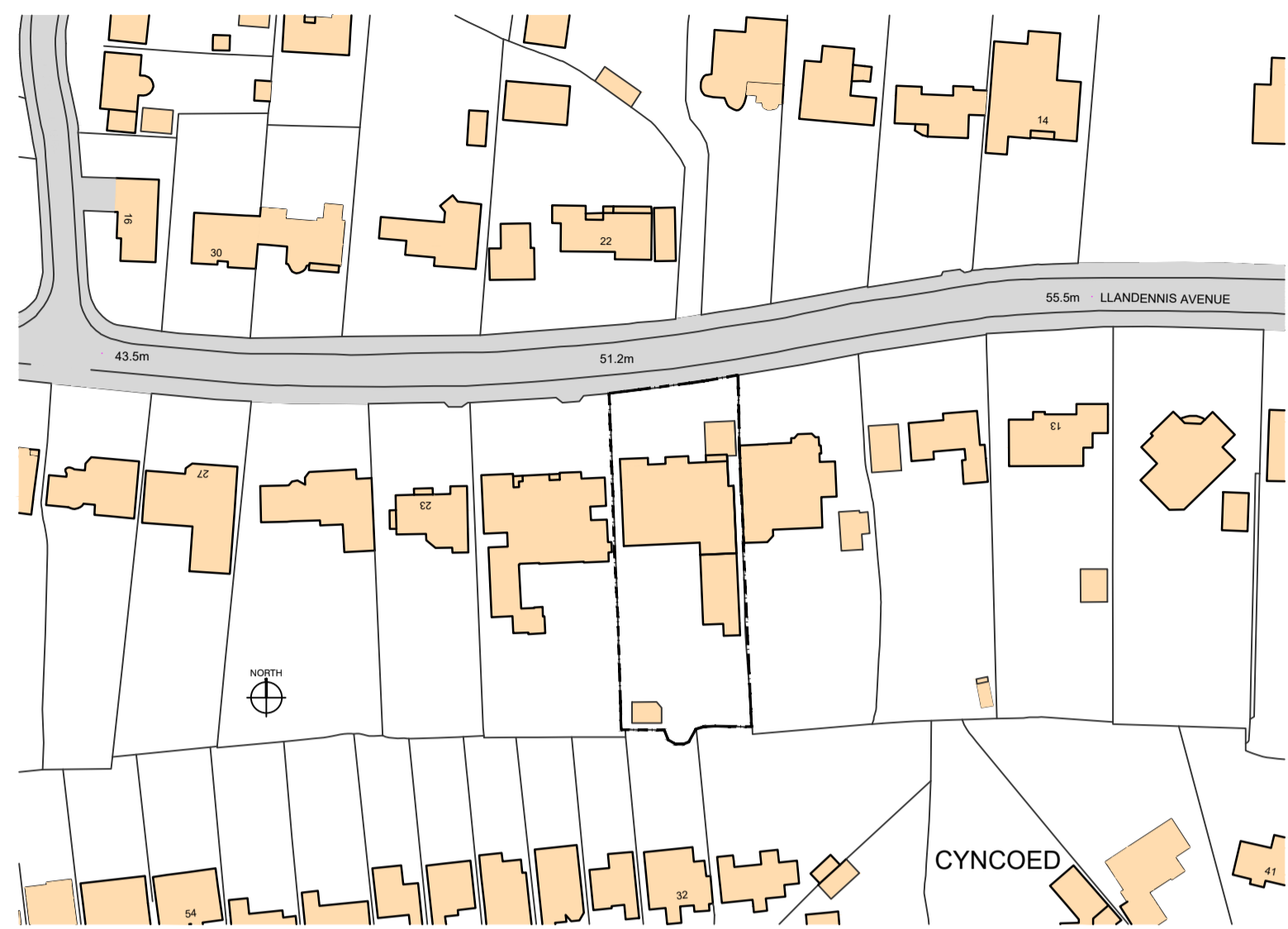
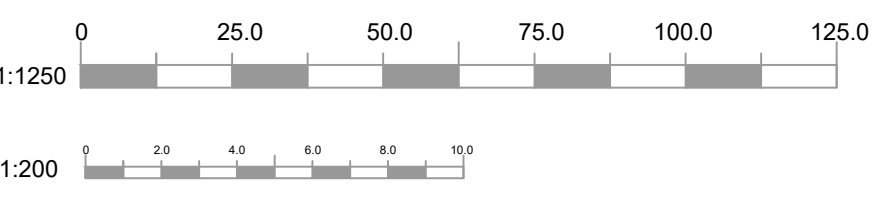
- 9.1 Crime and Disorder Act 1998 - section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and 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, over and above any other person.
- 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. S106 REQUIREMENTS

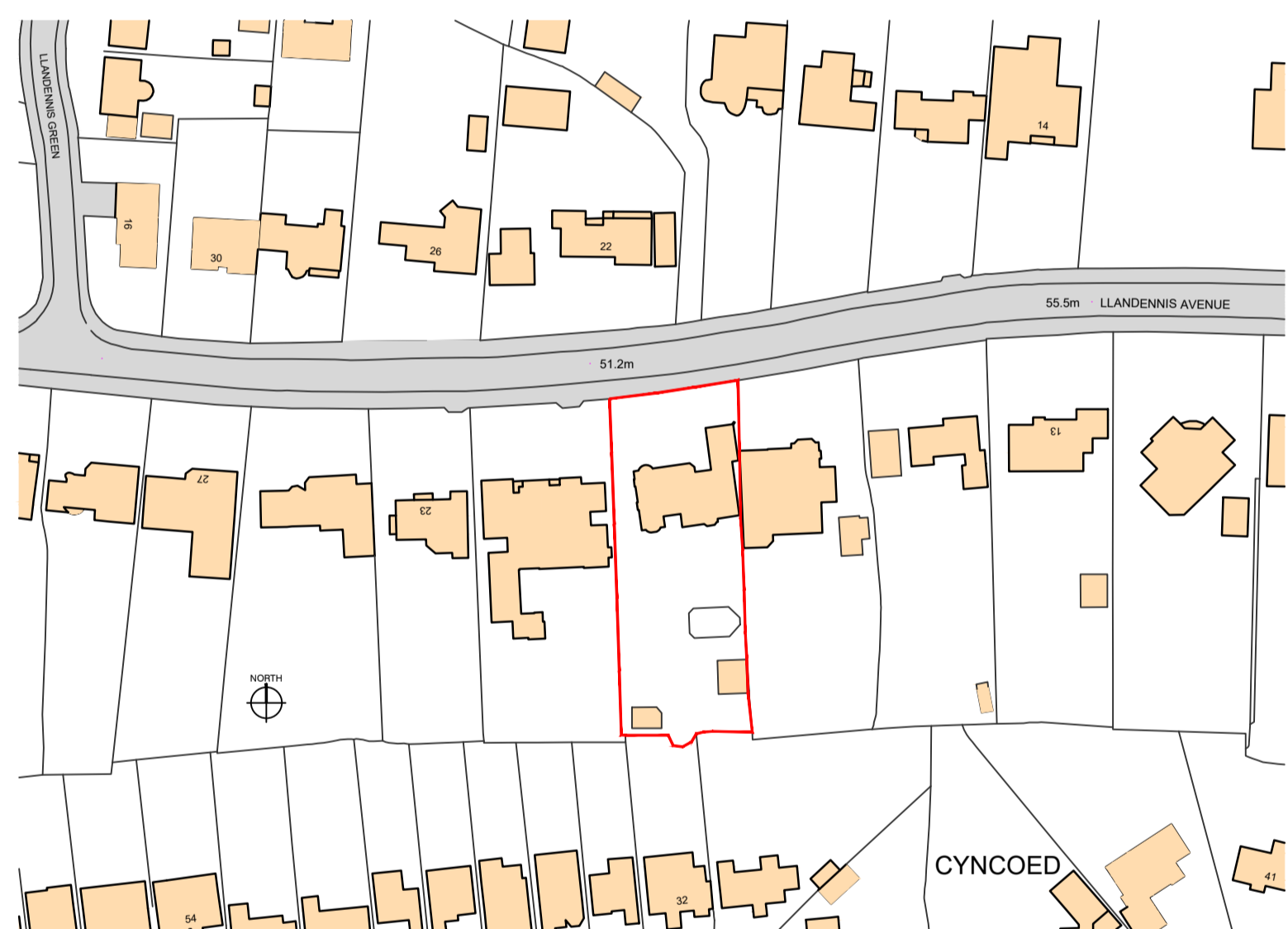
- 10.1 Given the assessment of the viability of the proposed development, detailed in paragraph 8.32, no financial contribution towards affordable housing would be sought in this instance.

11. CONCLUSION

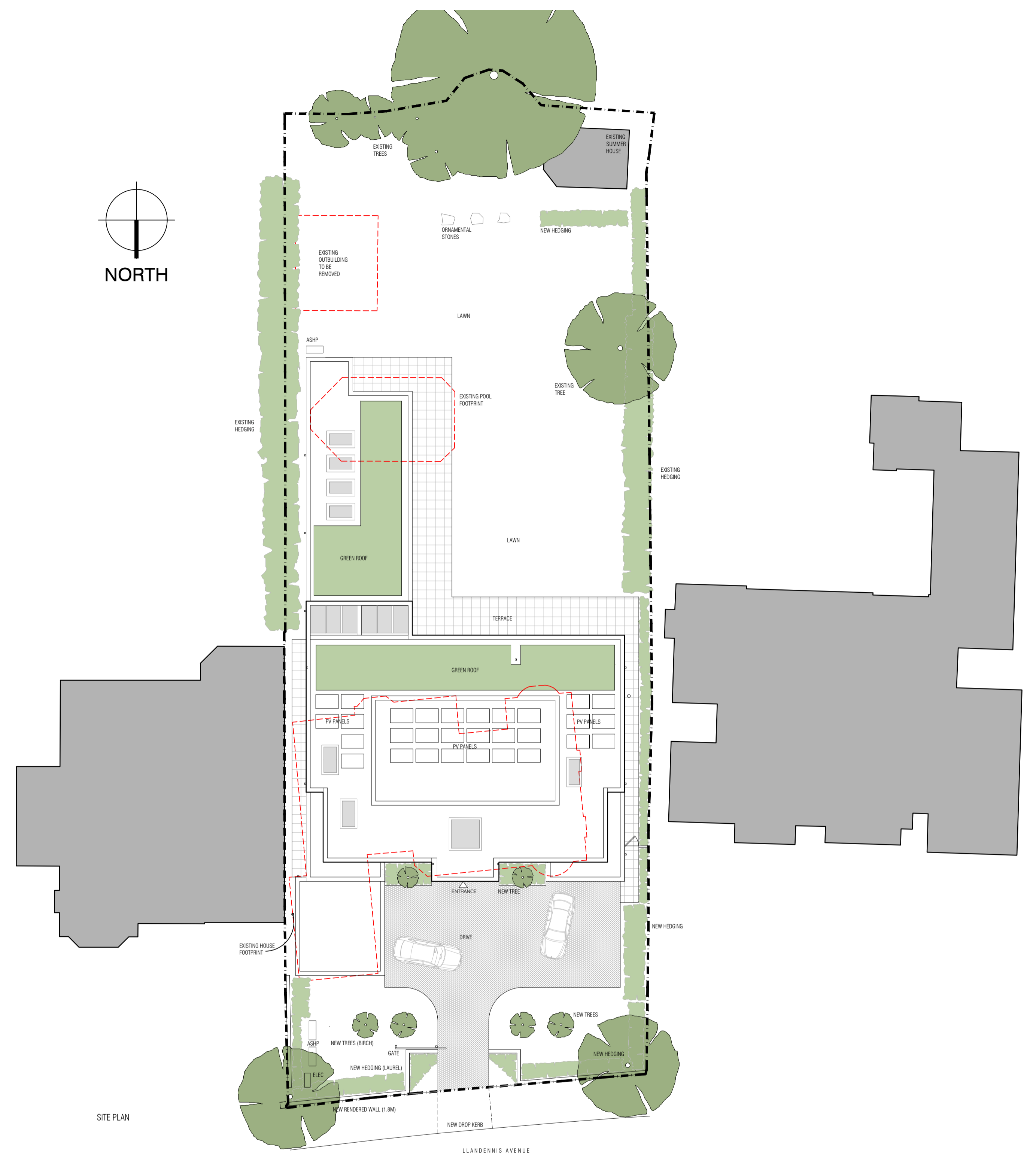
- 11.1 The proposed scheme is, on balance, considered an acceptable form of development for the site and approval is recommended subject to conditions.



CONTEXT PLAN



LOCATION PLAN



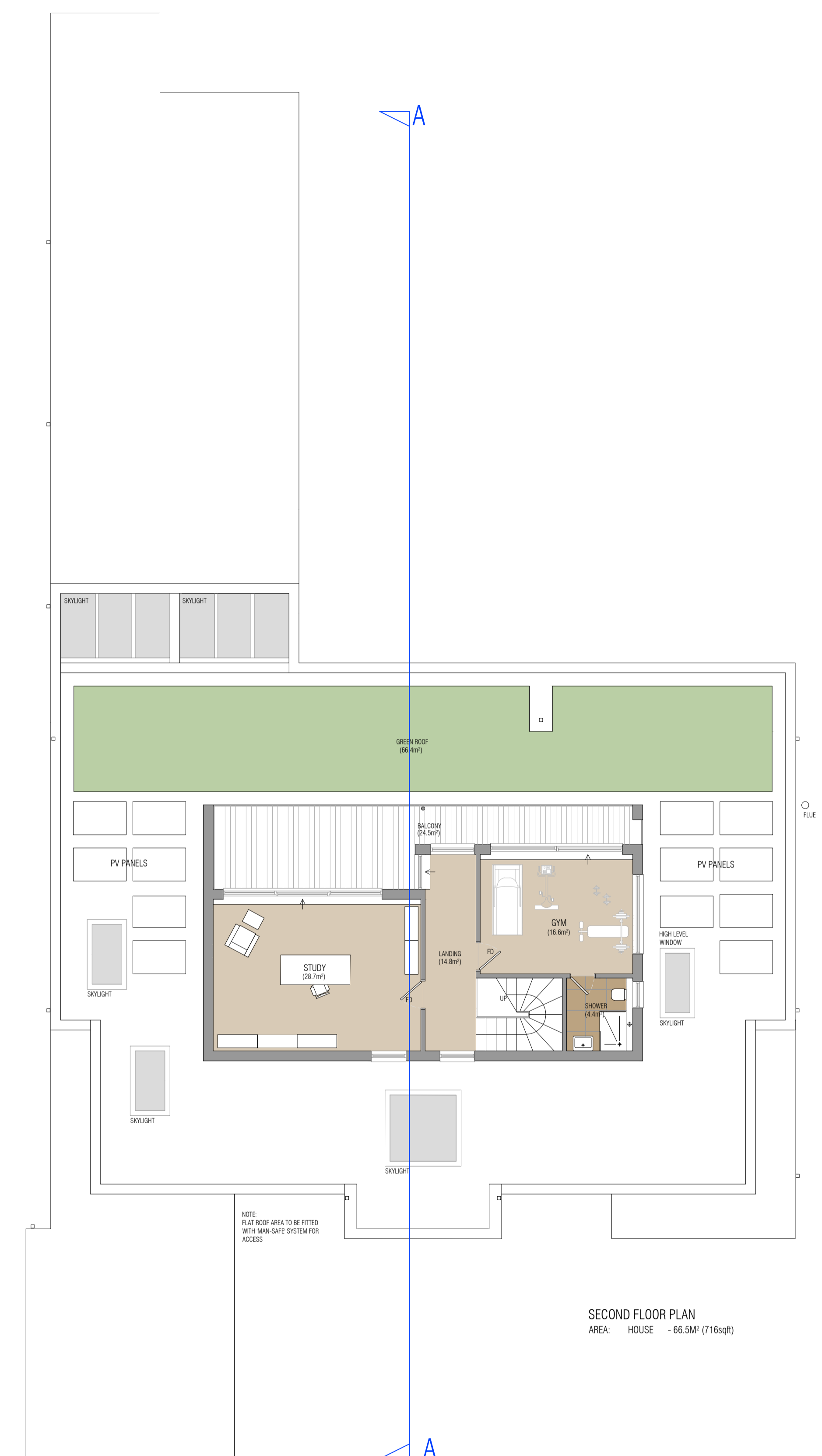
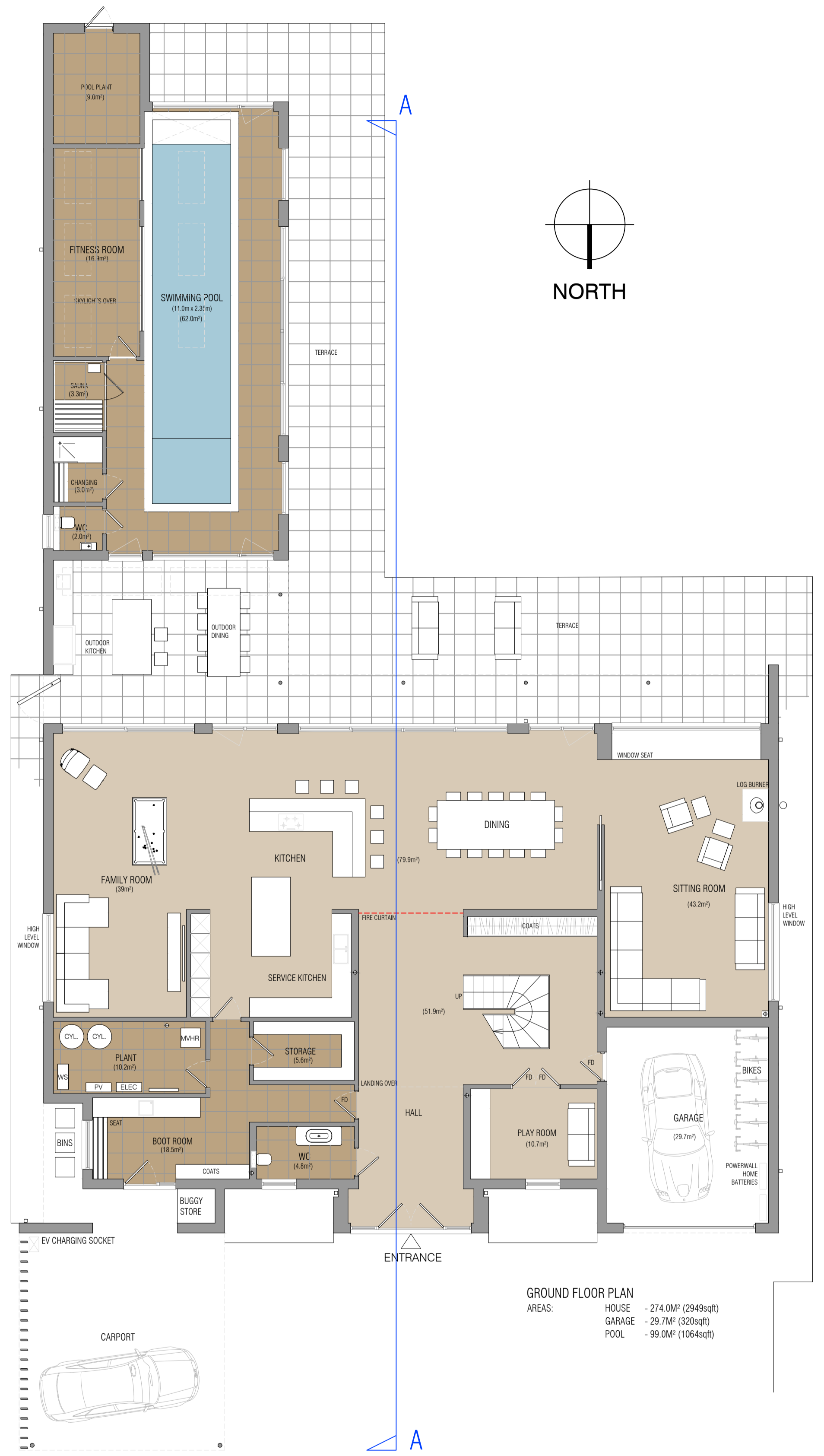
SITE PLAN



EXISTING STREET SCENE



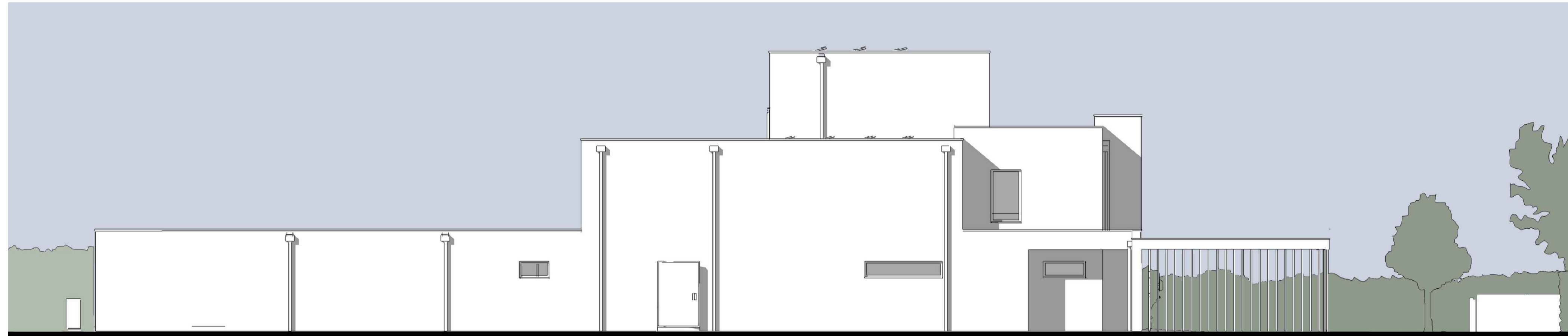
PROPOSED STREET SCENE



REV C DATE: Dec 2018 NOTES: Additional Cycle spaces added
REV B DATE: Nov 2018 NOTES: House internal amendments, pool house amended
REV A DATE: Nov 2018 NOTES: House external amendments, pool house amended and pv panels added



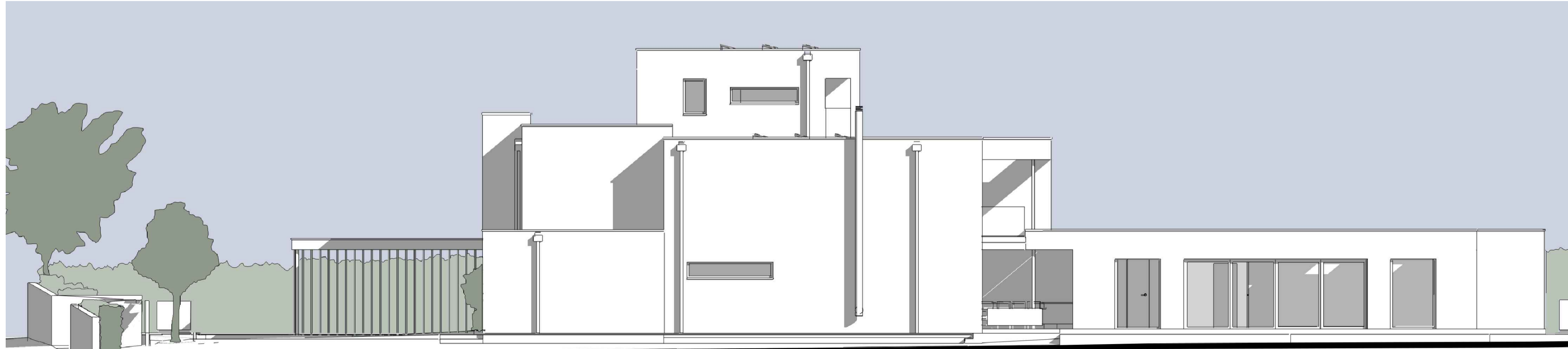
NORTH ELEVATION (FRONT)



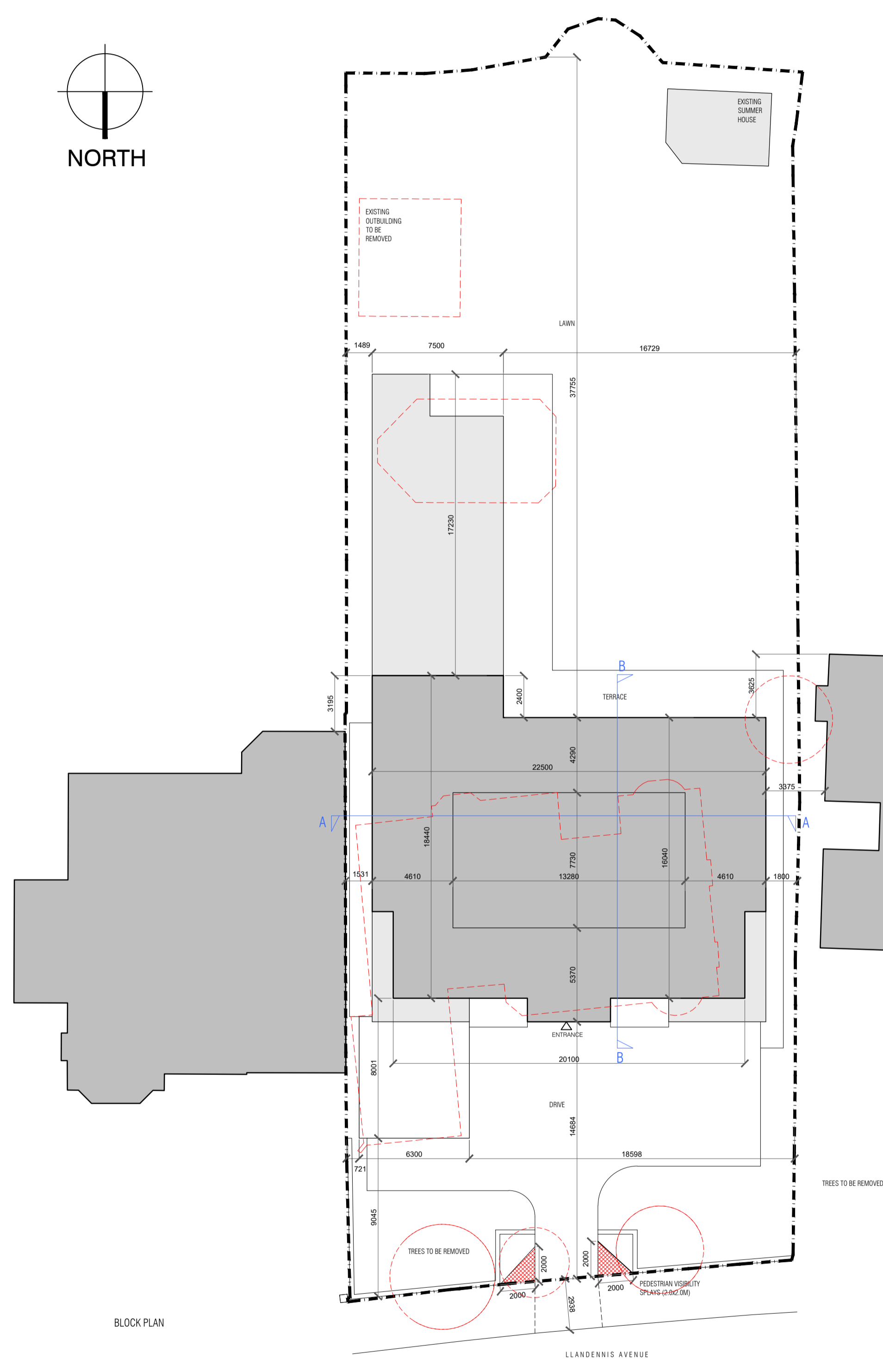
EAST ELEVATION (SIDE)



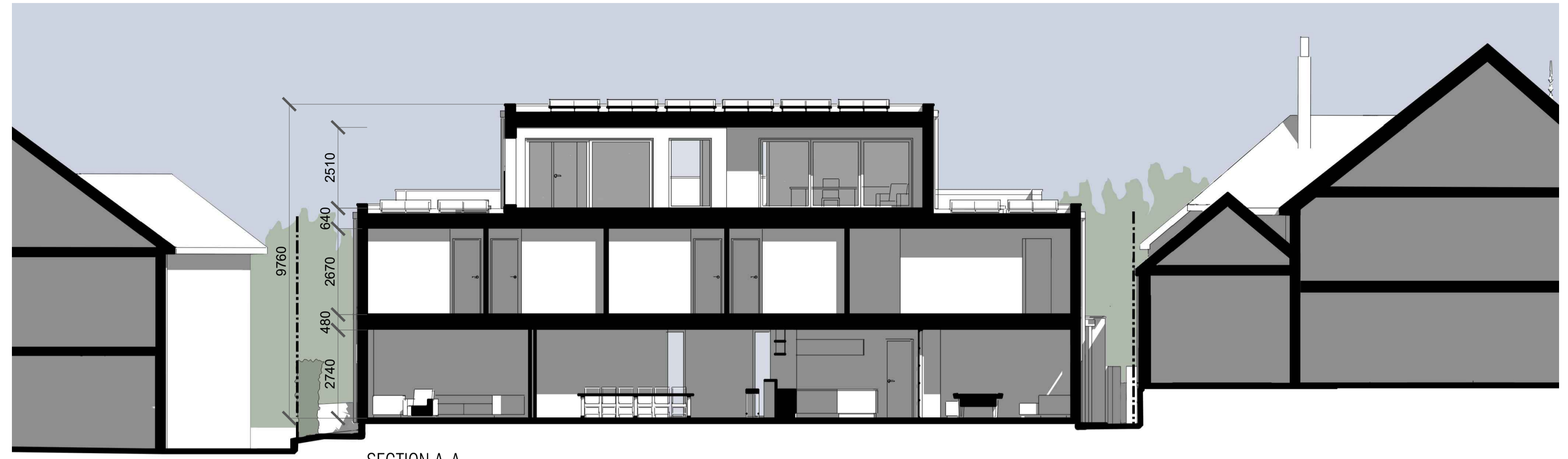
SOUTH ELEVATION (REAR)



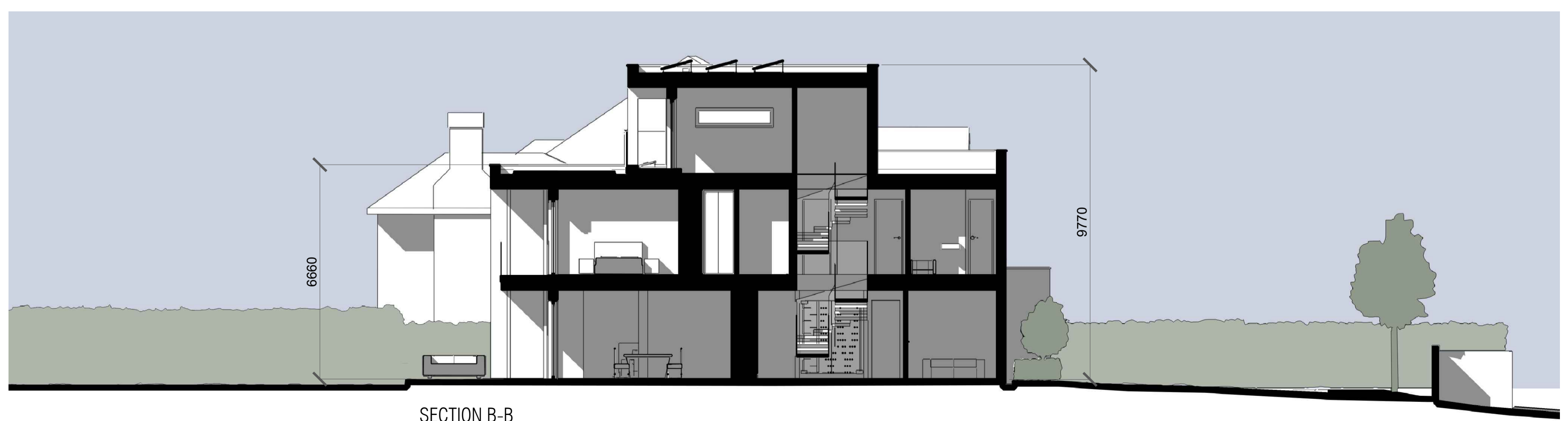
WEST ELEVATION (SIDE)



BLOCK PLAN



SECTION A-A



SECTION B-B

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PETITION & LOCAL MEMBER OBJECTION

COMMITTEE DATE: 13/02/2019

APPLICATION No. **17/02003/MNR** APPLICATION DATE: 16/08/2017ED: **PENYLAN**

APP: TYPE: Full Planning Permission

APPLICANT: Mr & Mrs CHADHA

LOCATION: 19 LONSDALE ROAD AND 4 ORMONDE CLOSE, PENYLAN, CARDIFF

PROPOSAL: DEMOLITION OF ALL EXISTING BUILDINGS AND CONSTRUCTION OF RESIDENTIAL DEVELOPMENT COMPRISING 8 SELF CONTAINED FLATS WITH ONSITE PARKING, CYCLE REFUSE AND AMENITY FACILITIES

RECOMMENDATION: That planning permission be **REFUSED** for the following reason :

1. The proposed building, by virtue of its scale and massing would result in an incongruous development which would be out of keeping with the general character and appearance of the street scene. As such, the application is considered to be contrary Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan, paragraphs 2.13 and 3.12 of the Cardiff Infill Sites Supplementary Guidance (November, 2017).

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This planning application proposes the demolition of the existing pair of semi-detached bungalows at 19 Lonsdale Road and 4 Ormonde Close and construction of a contemporary 2 storey residential development of 8no.flats comprising 4no.one bedroom units and 4no.two bedroom units.
- 1.2 As initially submitted for determination, the scheme comprised an 'L' shaped building of contemporary design rising to a height of approximately 6.2 metres to the top of a flat roof. Proposed materials comprise painted render, elements of red/brown facing brickwork and cladding panels.
- 1.3 Concerns expressed to the agents regarding the design and appearance of the building has resulted the submission of amended plans. In summary, the revisions introduce a more traditional hipped roof design to reflect the form common to the area, reduce the footprint to facilitate a set back of the building line to Lonsdale road with a view to reflecting the footprint of the pair of dwellings on the opposite corner plot, set units 2,3 and 4 at a lower level to reduce the extent of retaining walls to Ormonde Close and reduce the number of parking areas from 10 to 8 (i.e. one per flat) thereby increasing the extent of

soft landscape to the front of the building. The building is shown to be approximately 5.0 metres in height at eaves level and approximately 8.5 metres to the roof ridge.

- 1.4 The main entrance to the building is on the Lonsdale Road elevation with a communal hallway providing access to the upper floor and rear entrance to the communal rear amenity area .Dedicated bin store facilities are to be positioned adjacent to northern boundary of the amenity area.
- 1.5 Each dwelling will have a dedicated parking space within the curtilage of the site accessed directly from either Lonsdale Road or Ormonde Close.
- 1.6 The agents advise that the proposed development has been designed and orientated to avoid overlooking of adjacent properties, with no windows positioned on the outer northern or western elevations. Windows overlooking the communal amenity area (and facing the rear garden of the neighbouring property at 17 Lonsdale Road from a distance of approximately 8.6 metres) serve a bedroom and corridor/hallway. The block would be sited approximately 1.5 metres from the boundary with the neighbouring property at 17 Lonsdale Road, which occupies a higher ground level, and would project approximately 2.0 metres beyond its main rear elevation.
- 1.7 The proposed communal amenity area measures approximately 140.0 sq. metres.
- 1.8 The application site is located at the corner of Lonsdale Road and Ormonde Close. Ground levels are such that Lonsdale Road falls from west to east and the properties in Ormonde Close facing the application site are sited several metres below the level of the adjacent highway. Having regard to this situation, the proposed block will sit at a lower height than the neighbouring property, no.17 Lonsdale Road as shown on the submitted drawings. Viewed from Ormonde Close to the east, the block will be elevated in relation to the adjacent highway.
- 1.9 The proposed block, which maintains the building line to both Lonsdale Road and Ormonde Close, is sited between 7.0 metres and 9.5 metres from the back edge of footway along Lonsdale Road and approximately 6.0 metres from the back edge of footway along Ormonde Close. The elevation fronting Lonsdale Road is shown to be sited between 22.5 metres and 29.5 metres from the pair of semi-detached bungalows opposite at 24 Lonsdale Road/6 Ormonde Close. There would be a separation distance of approximately 24.0 metres between the east facing elevation of the proposed block and the semi-detached houses opposite in Ormonde Close, which are sited below the level of the adjacent highway. To the north, the proposed building is shown to be sited between 2.0 metres and 2.8 metres from the rear garden boundaries of the pair of semi-detached houses at 2 Ormonde Close/20 Queensberry Road. Distances of between 16.5 metres and 17.5 metres (approximately) are shown between the proposed building and the main rear elevations of the neighbouring properties.

1.10 The agents advise that a pre-application consultation (PAC) exercise was undertaken between 24th May and 21st June, 2017 in respect of a proposed scheme to develop the site with 10no.flats where the building included a three storey element. As a consequence of the consultation exercise, the agents advise that the scheme has been amended with the principle changes relate to the omission of the second floor element with a resultant reduction in the number of units from 10 to 8 and the 'stepping down' of the building to follow the contours of the site.

1.11 The application is supported by an ecological assessment the executive summary of which states as follows:

*The survey assessed the habitats as having negligible-low ecological value;
No evidence of bats was found in any of the structures and they were assessed as having negligible potential for roosting bats;
Potential for nesting birds and hedgehogs was identified; and,
Recommendations have been made regarding ecological mitigation, compensation and enhancements.*

1.12 The agents have also submitted a Viability Appraisal which has been reviewed by the District Valuer (DVS) on the Council's behalf (refer to paragraph 5.6).

2. **DESCRIPTION OF SITE**

2.1 The application site is located on the northern side of Lonsdale Road at its junction with Ormonde Close and comprises a pair of semi-detached hipped roof bungalows. Existing vehicular and pedestrian access to the site is from both Lonsdale Road and Ormonde Close. Access from Lonsdale Road is level with the adjacent highway whilst pedestrian access from Ormonde Close is via a stepped pathway. The properties are enclosed to the front with low walls and hedges.

2.2 The locality is characterised principally by two storey semi-detached houses with semi-detached bungalows occupying a number corner sites. The pair of properties at 19 Lonsdale Road and 4 Ormonde Close maintain established building lines and their single storey scale results in a general sense of openness at a relatively prominent corner location. There is a fall in levels along Lonsdale Road towards Ormonde Close such that no.19 Lonsdale Road occupies a lower ground level than its neighbour at no. 17. The houses in Ormonde Close also occupy lower ground levels than the adjacent road and are sited several metres below the existing floor level of no.4 Ormonde Close.

2.3 To the north, the application site adjoins the rear gardens of no.2 Ormonde Close and no.20 Queensberry Road; a pair of two storey semi-detached houses. The garage of no.2 is sited adjacent to garage of no.4 Ormonde Close.

3. **SITE HISTORY**

3.1 No recent planning history

4. **POLICY FRAMEWORK**

- 4.1 The Cardiff Local Development Plan 2006-2026 provides the local planning policy framework. Relevant policies include:

KP5: Good Quality and Sustainable Design
KP8: Sustainable Transport
KP 15: Climate Change
EN11: Water Sensitive Design
EN13: Air, Noise, Light Pollution and Land Contamination
T5: Managing Transport Impacts
EN7: Priority Habitats and Species
EN8: Trees, Woodlands and Hedgerows
H3: Affordable Housing

- 4.2 Supplementary Planning Guidance: Cardiff Infill Sites (November, 2017)
Supplementary Planning Guidance Transport Impacts (Incorporating Parking Standards) (2018)
Supplementary Planning Guidance: Cardiff Residential Design Guide (2017)
Supplementary Planning Guidance: Waste and Collection and Storage Facilities (2016)
Supplementary Planning Guidance: Green Infrastructure (November, 2017)
Supplementary Planning Guidance: Cardiff Planning Obligations (January, 2017)

- 4.3 Planning Policy Wales Edition 10 (2018):

1.17 Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.

2.8 Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales.

3.6 Development proposals must address the issues of inclusivity and accessibility for all.

3.7 Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.

3.9 The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

3.11 Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.

3.12 Good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys.

4.1.34 New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities.

4.1.52 Planning authorities must require good standards of car parking design, which do not allow vehicles to dominate the street or inconvenience people walking and cycling. Car parking should be overlooked by surrounding properties, to provide natural surveillance.

4.1.53 Parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high quality places.

4.2.22 Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.

4.2.23 Infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes.

6.4.22 The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is a material consideration when a planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat and to ensure that the range and population of the species is sustained. Planning authorities should advise anyone submitting a planning application that they must conform with any statutory species protection provisions affecting the site, and potentially the surrounding area, concerned.

6.4.25 Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function.

6.6.27 Planning authorities should be aware of the risk of surface water flooding and ensure developments are designed and planned to minimise potential impacts. Development should not cause additional run-off, which can be achieved by controlling surface water as near to the source as possible by the use of SuDS.

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager, Transportation advises that the application, as amended, complies with the Council's parking guidelines as set out in Supplementary Planning Guidance Transport Impacts (Incorporating Parking Standards) (2018) which requires a maximum of 1 car parking space for a one bedroom unit and a maximum of 2 spaces for a two bedroom unit. There is no minimum requirement specified.

The Officer is aware of the concerns raised by local residents but notes that the roads serving the development are the standard width and dimensions of residential estate roads, and, as such, are appropriate for the proposed development. The Officer also notes that the proposed parking spaces are contained entirely within the site and therefore will have no impact on the adjacent road width. He also notes that there is no junction protection or parking restrictions in the vicinity of the site.

The Officer welcomes the revised parking arrangement in that it avoids an excessive length of continuous footway crossover thereby minimise conflict with pedestrians.

The Officer comments that visitor parking that cannot be catered for on site would need to park on street in common with existing visitors.

As the proposed development is policy compliant, the Officer raises no highway safety/parking objections subject to appropriate conditions.

5.2 Pollution Control (Noise & Air): The standard informative relating to construction site noise is recommended.

5.3 Pollution Control (Contaminated Land):

Shared Regulatory Services requests conditions and informative statements in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN 13 of the Cardiff Local Development Plan.

5.4 The Operational Manager, Drainage Management advises that if the if the local planning authority is minded to grant planning permission, the following condition is recommended:

No development whatsoever shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall include an assessment of the potential disposal of surface water via sustainable means. Where a sustainable drainage scheme is to be provided the submitted detail shall:

i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measure taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. Include a period for its implementation; and

iii Provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

5.5 The Operational Manager, Waste Management advises that the refuse storage area should be large enough to accommodate the following recommended provisions for 8 apartments:

- Dry Recyclables: 1 x 1100 litre bulk bins
- Compostable waste: 1 x 240 litre bins
- General waste: 1 x 1100 litre bulk bins
- Food Waste 1 x 240 litre bin

The Officer has also provided advice on the design of communal bin stores and their accessibility.

- 5.6 The Housing Development Officer advised that in accordance with Local Development Plan Policy H3: Affordable Housing, an affordable housing contribution of 20% of the 8 units (2 units) should be sought on the site. The Officer advised that although the priority is for on-site affordable housing in the form of affordable rented accommodation, given the proposed number of units this would not be deliverable and sought a financial contribution of £140,070 calculated in accordance with the formula in the Council's Planning Obligations SPG.

In response to this request, the agent has submitted a viability appraisal of the scheme which has been reviewed by the District Valuer (DVS) on the Council's behalf. The DVA's appraisal for a fully open market scheme concludes that the development is not financially viable on a full market basis with no affordable housing or other S106 contribution.

- 5.7 The Council's Ecologist, having considered the submitted Ecological Assessment report, requests that the mitigation, compensation and enhancement measures set out in sections 9.1 to 9.3 are secured by condition and implemented.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water/Dwr Cymru advises that if the Council is minded to grant Planning Consent for the development, the following conditions and informatives should be included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Condition

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.

Advisory Notes

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3

metres either side of the centreline of the public sewer.

(Note: The Company has attached a plan to its comments showing the approximate position of a water main running along the footway adjacent to the site in Ormonde Close).

- 6.2 Western Power distribution have been notified of the application. No representations have been received.

7. **REPRESENTATIONS**

- 7.1 Councillor Rodney Berman states that there is widespread concern amongst residents in the vicinity of the application site, many of whom feel it would be a great shame to see the loss of two perfectly good bungalows which form part of a larger housing estate established in this area in the 1960s, being typical of corner properties within the housing estate and replaced by a modern development of flats which they feel would be quite out of sympathy with neighbouring properties.

The Councillor, having examined relevant adopted planning policies, states that he has significant concern the application would be contrary in a number of regards to the Supplementary Planning Guidance on Infill Sites which was adopted by Cardiff Council in April 2011. He outlines these concerns as follows:

- *This SPG states in paragraph 1.3 that infill development should respond ‘to the context and character of the area’. It goes on to state in paragraph 2.3, that all development must ‘make a positive contribution to the adjacent townscape/landscape’ and that the design response ‘should always make a positive contribution to the context of the area’. I do not believe this to be the case as the design of the proposed development would not be at all in sympathy with surrounding properties. For one thing it would introduce a flat-roofed development into an area of housing where all surrounding properties have a fairly steep pitched roof. The proposed use of materials would also, in my view, be substantially out of sympathy with those used in surrounding properties.*
- *Paragraph 2.14 of the SPG states that proposals for site redevelopment must ‘maintain appropriate scale and massing which respects buildings in the vicinity of the site’. For the reasons I have already outlined concerning the incongruity of the design in relation to surrounding properties, I do not believe the proposed development meets this requirement.*
- *Paragraph 2.15 of the SPG states, in relation to site redevelopment proposals, that, ‘Proposals which create car-dominated frontages that harm the street scene, and/or create blank frontages at the ground floor will not be accepted.’ However, the proposed development will create a car-dominated frontage along both Lonsdale Road and Ormonde Close, so would appear to me to be contrary to this requirement in the SPG, as well as to the requirement in paragraph 3.30 that the impact of additional parking should ‘not dominate the street scene’. The requirement for infill developments to*

not to 'create car-dominated frontages that harm the street scene' is repeated again in paragraph 3.44.

- *The proposed development would also appear to be contrary to the requirements of paragraph 3.12 of the SPG which states that: 'Infill development needs to be sensitive to its immediate surroundings and respond well to the built context. It is important that in residential areas where there is a clear existing pattern and form of development, that new buildings, landscaping and boundary treatment (e.g. gates, railings, walls and hedges) complement the character of the surroundings. A thorough understanding of detailing in the street scene which contributes to the form the character of the area needs to be gained and responded to.'* The incongruity of the proposed design of the new buildings in relation to surrounding properties suggests to me that it would not meet these criteria.
- *Similarly, I do not think the proposed design in the application meets:*
 - i) *the criteria outlined in paragraph 3.13 of the SPG when it states that: 'The proportion of "active frontages" (such as entrances) to "dead frontages" (such as high walls and blank facades) in the existing street should be responded to in the development.'; the requirements in paragraph 3.15 that 'Proposals must respect the urban grain and consider locally distinct patterns of streets and spaces including: Elements of the form of the street (organic or regular); Predominant housing layouts (terraced, semi-detached or detached); and Garden sizes'*
 - ii) *the requirements in paragraph 3.16 that: 'Materials (colour, texture and extent) used for roofing, walls, doors and window frames should respond to the dominant construction or facing material in the area; materials should either match exactly or be complimentary'; or*
 - iii) *the requirements in paragraph 3.18 that: 'Fenestration, openings and doorways of new developments should complement the size, proportions, design and rhythm of detailing of neighbouring properties. The roofline should comprise of appropriate design and pitch of roofs, ridge height, eaves level, and notice taken of any other relevant details in the street scene.'*
- *The proposed development will clearly increase the density of development on the site, and this would appear to be to be contrary to the requirements in paragraph 3.26 of the SPG that 'the density of development, both in terms of scale and massing, as well as the number and type of units, should vary according to the site character and context and must respond sensitively to the scale, form and massing of existing development in the area.'*
- *The proposed reduction in garden space compared to the current situation would appear to be contrary to the requirement in paragraph 3.27 of the SPG for 'The retention and/or provision of adequate garden space' and the*

requirements in paragraphs 3.36 and 4.7 for the retention of 'vegetated soil'.

In view of these concerns, the Councillor believes that an objection to the application is sustainable on the basis that it would be contrary to the requirements of the SPG in a number of regards. The Councillor requests that the application is considered by Planning Committee and also requests a site visit prior to determination in order for members of the Committee to better understand the context.

- 7.2 A petition of 50 signatures has been received objecting to the application for reasons outlined in an attached letter submitted by the lead petitioner on behalf of the Penylan Resident Committee for Carisbrooke Way, Clarendon Road, Lonsdale Road, Queensbury Road, Ormonde Close and Queenswood. The grounds of objection are as follows (summary):

Use

The area of Penylan which surrounds the application site generally consists of young couples, young and middle aged families and the elderly. There is a low turnaround of residents in the area which maintains the low crime rate and enhances the community relationships, as some of the residents have known each other for many decades.

The applicants have not given any indication as to whether the proposed flats will be developed for young professionals, young families, the elderly or students. This has caused major worry and concerns among the residents of Penylan as they all have their own impact on the surrounding area.

Other major concerns are the problems that are associated with the modern apartment culture including the possibility for the properties being sub-let, having short term contracts with high turnaround of tenants and the ever present problem with anti- social behaviour.

Height, Scale & Massing

The site currently has 2no. single storey bungalows, which are consistent on each corner within the area as they form part of a gateway feature. The rest of the adjacent and surrounding properties are all two storey houses with either up and over or hipped, steeply pitched roofs.

The proposal of 8 no. self-contained flats, is an over development of the site. Nearly all of the available land is allocated to the building and it associated parking with a consequent negative effect on the associated amenity space. The existing adjoining properties' roof form has been ignored with the scheme incorporating a flat roof instead of a steeply pitched roof. Should permission be granted, it will set a precedent for the other corner sites in the area and due to its scale, mass and height, the existing gateway features will be lost.

Character & Context

The existing properties around the application site were constructed in the 1950's and were built with original features from the arts and crafts style of this

period include red/ brown coloured facing brickwork at low level, pebble dashed /rough cast render at high level, suitably proportioned windows and doors to suit traditional external opening sizes, brown coloured plain tile window cills, deeply recessed front doors which create a natural porch, deep overhangs at the eaves of the main roof and brown coloured, steeply pitched roofs, all of which are consistent with this style.

The current proposal is out of character with the surrounding properties.

The proposed apartment block has been designed with a flat roof and parapet walls which is a completely different roof form to any of the adjoining properties. It would be the only flat roofed building in the area.

The proposed window proportions appear to be the complete opposite to the existing surrounding dwellings. The proposed windows are narrow and tall and have been subdivided in all manner of styles. The development also has full height glazing on the first floor which is totally out of context with the surrounding dwellings.

The proposed front entrance door does appear to be recessed, but due to the recess continuing the full height of the elevation, it does not provide the natural porch that is present on the rest of the properties.

The proposal has incorporated the use of red/brown facing brickwork, large areas of render, projecting bays and areas of cladding. However, the proportions do not relate to the existing dwellings nor does the finish or the chosen colours.

Privacy, Overlooking & Overshadowing

Even though the development has been positioned with its habitable room windows at least 21 metres away from any of the existing properties habitable room windows, there are still major issues with regard to privacy, overlooking and overshadowing. This is due to the proposed development's high vantage point over the existing properties on Ormonde Close and Queensbury Road.

Not only will there be major issues with privacy and overlooking but there will also be severe problems with overshadowing. Again, due to its high vantage point over the properties on Ormonde Close and its close proximity to the dwellings on Queensbury Road, the new development will overshadow the existing properties. It will also impinge on the 25 degree rule due to the development having a flat roof and it being bigger than the original properties on the site.

Gardens & Amenity Space

The existing bungalows that are situated on the development site both currently have spacious front and rear gardens predominantly covered by soft landscaping. However the proposal, due to its high density, is mainly covered by hard landscaping, in the form of a patio area, footpaths and on-plot parking. Some soft landscaping has been incorporated into the proposal, as a token gesture, in the form of raised planters this will not compensate for what has

already been lost.

The provision of several new trees within the proposal would have a positive impact. However, due to their location, within the raised planters, their growth would be restricted and their life expectancy would be reduced.

The existing boundaries, to the existing bungalows and the surrounding properties consists of red / brown facing brickwork dwarf walls, approx. 600mm high, with facing brickwork piers and pre-cast concrete copings. The new boundaries to the proposed development are also going to be red/brown facing brickwork which is in keeping with the existing properties. However, they are no longer dwarf walls but, large masses of retaining wall.

Designing Out Crime

Within the Cardiff Infill Sites Supplementary Planning Guidance document it states that all new developments must positively contribute towards safe and secure environments.

In this regard, even though the parking areas are overlooked by the new apartment block they have been set down into the ground and are obscured by the high facing brickwork retaining /boundary walls .The bin store does not appear to be secure, as there does not appear to be a secure gate. There does not appear to be any secure gated access points into the rear garden area and there are also several blind spots where people could loiter, resulting in antisocial behaviour.

Pedestrian Access

The existing bungalow on Lonsdale Road currently has level pedestrian access via a gated footpath at the front and a sloping driveway at the side of the property. The existing bungalow on Ormonde Close has a stepped pedestrian access via a gated footpath at the front and level access via a slopped driveway at the side of the property. Therefore, both properties are accessible to disabled and ambulant disabled residents and visitors.

The proposed development has a stepped pedestrian access at both the front and the rear of the apartment building. It is not believed that consideration has been given to making the development suitable for disabled or ambulant disabled residents or guests and has not been future proofed in order to make the development sustainable.

Vehicular Access

Lonsdale Road and Ormonde Close were originally considered minor access roads to serve Ormonde Close. Due to the limited number of properties that were to be constructed in Ormonde Close the roads were constructed at 4900mm wide. Following the construction of the Queenwood estate in the 1970's Lonsdale Road, Ormonde Close and Queensbury Road became major access roads for the Queenwood Estate. Therefore, vehicular access to the development site is already very restricted and congested, not just for residents but also for emergency vehicles and refuse collection vehicles.

The proposed floor plans indicated a total number of 24 bed spaces. Should these flats be sold to young professionals or rented out to students then there could be an increase to 24 cars, adding to the existing problems with vehicular access. The proposed plan also indicates that the existing kerb line in front of the parking bays on Lonsdale Road, which is the public highway and outside the site boundary, is to be repositioned to accommodate the new development. In doing so, the applicant will be making an already narrow road even narrower and more dangerous at the junction.

If every corner site in the area with bungalows was to be redeveloped this would cause complete grid lock to the area.

At a Residents Committee Meeting, several of the residents raised major concerns with regard to the amount of existing traffic, the speed of the existing traffic and their young children's safety as they regularly play in Lonsdale Road and Ormonde Close.

The size of the allocated cycle parking enclosure would appear to be totally inadequate for its intended purpose. The provision of cycle spaces would also lead residents to believe that the properties are intended for students, reinforce comments and concerns about restricted access and anti-social behaviour.

Parking

There is inadequate parking provision.

The proposal intends to locate two banks of 5 no. parking spaces, one on Lonsdale Road and one on Ormonde Close in close proximity to the already dangerous junction. Not only will the spaces be in close proximity to the junction but, they will also be obscured/ hidden from other road users by the facing brickwork retaining/ boundary walls and the shrubbery/trees within the raised planters. This is a major concern for the adjoining neighbours who are already awaiting a collision.

Due to the steeply sloping driveways into a large number of the properties and the increasing number of cars each household possess, many of the residents are forced to park on the public highway. By providing two banks of parking bays the applicant will be further reducing the amount of space available on the public highway for the existing residents, any new residents and their visitors.

The proposal does not appear to include for any disabled parking spaces.

There is a lack of level pedestrian access into the development. However, should the size of the development be reduced, the number of parking spaces could be reduced and there would be space on the site to incorporate this provision.

Waste Storage & Collection

The proposed development has included an enclosure for the storage of waste/refuse collection but it would appear to be totally inadequate for its intended purpose. The overall size of the bin store does not allow for easy

manoeuvring the wheelie bins and the structural opening to the store also appears to be too narrow. Also, the bin store does not appear to have enough space inside for a disabled resident to turn their wheelchair through 360 degrees and the bin store is situated on a different level from the main building which is only accessible via a stepped approach.

Foul Water Drainage

During the recent Residents Committee Meeting, it was noted that several residents are already having problems with the existing main foul water drainage system. The existing main foul water drainage system that serves the properties on Ormonde Close has blocked on several occasions over recent years and has had to be unblocked at the resident's expense. Therefore, I believe that increasing the load on this system from the development will only increase the probability for further problems in the future.

Surface Water Drainage

Within the Full Planning Application form it states that the surface water drainage will connect into the existing main surface water drainage system. The application has increased the roof area and more than doubled the amount of hard landscaped areas but has not considered any sustainable drainage systems.

Flooding in the Surrounding Area

Even though the Full Planning Application form states that the site is not in a flood risk area and that the site is not within 20 metres of a water course there are already existing issues in the area. At the bottom of Ormonde Close and along Queenwood there are 2 no. wooded areas. Within these wooded areas there is a stream and it is understood that the existing main surface water drainage system taps into this stream. Upon inspection of the stream on Natural Resources Wales website, it is clear that there are issues with flooding in this area as it is in a high risk of flooding area.

Therefore, it is believed that any increased load on the existing surface water drainage system will only increase the probability for further problems in the future.

Services

The proposed development of 8 no. self-contained flats where previously stood 2 no. bungalows, I believe, would have a negative impact on the current services within the area. Especially, with regard to the existing incoming water supply.

At present the elevations are contemporary and minimal but it is queried how they will appear when the services such as gas meters, electric meters, water meters, boiler flues, satellite dishes and extractor fans be located. These all need to be considered when viewing the proposed elevations.

Sustainability

Whilst the Design and Access Statement mentions the intention of the applicant to provide a building which will be energy efficient and incorporated renewable

energies, the drawings provided with the application do not indicate any of these items.

It is confirmed that there are bats within the area, however, there is no mention of this issue either within the planning application form or any associated documentation.

- 7.3 Some 36 representations have been received from neighbouring occupiers and local residents objecting to the planning application on a variety of grounds. A summary of the objections are outlined below. The objections, in full, can be viewed on the Council's website.

Parking and Highway safety concerns

There are existing access and parking difficulties for residents and visitors. Parking is already difficult with many people have driveways that are too steep to park therefore many vehicles are parked on either side of the road. The proposed development will result in a significant increase in the number of cars and vehicle movements. Increased vehicle movements in Lonsdale Road and Ormonde Close will present severe problems to residents and service/emergency vehicles.

The development proposes inadequate parking provision for occupiers and visitors. There will be loss of existing on road parking.

It is difficult to envisage how construction vehicles and machinery would be accommodated if the application is approved

The corner of Ormonde Close and Lonsdale road is hazardous. There are frequently cars parked on the pavements on the corner and on both sides of the roads resulting in poor visibility.

No traffic surveys have been completed and no consideration seems to have been made to the traffic situation within the estate.

Design/impact on street scene

The development will look completely out of place in the area as there are no other developments of this kind in the area. The Council's Infill Sites Supplementary Planning Guidance states that a new development must be in keeping with the existing properties in the area. The proposed development is considered to be contrary to the guidance contained in this document. Materials are contemporary and not in keeping with the properties in the surrounding area.

The existing bungalows allow a sense of space and blend in well with the environment without causing intrusion for any of the surrounding dwellings. The appearance of the locality will be significantly and detrimentally altered if this proposal is approved.

The proposal will create a car dominated frontage along both Lonsdale Road and Ormonde Close where parking is already an issue.

Such a high density development would be out of character with the immediate locality.

Impact on the living conditions of neighbouring and nearby occupiers and future occupiers.

The proposed development will impact adversely on privacy. The development would be overbearing and would unacceptably overlook neighbouring and nearby occupiers. The impact of the development would be accentuated due to the difference in levels between the site and the properties in Ormonde Close. Some residents are concerned that the development would result in a loss of natural light.

Inadequate provision of amenity space within the plot.

Inadequate refuse storage facilities and potential for rodent infestation

Possible noise from the use of the shared amenity space.

Ecology/Conservation Interests

Possible adverse effect on the wildlife in the locality including bats and their habitat.

Drainage and Flood Concerns

Possible adverse impact on foul and surface water drainage. The proposed development could increase the flood risk to houses and it is requested that an Environmental Assessment be undertaken before any planning permission is granted.

In heavy rain, the local brook floods and this will inevitably become more frequent with this development. The substation at the bottom of Llanedynr Road/Circle Way has flooded and the development could exacerbate this issue.

The current bungalows have quite large gardens which absorb any rain water. The proposed flats have small garden areas which will increase the amount of excess water being removed via drainage.

Other Matters.

Precedent - should the proposed development receive planning permission it could lead to further applications on similar sites thereby creating more parking problems and being further detrimental to the character of the neighbourhood.

It is questioned whether the scheme caters for disabled need.

No provision of affordable housing.

The tenure of the flats is questioned. Rented flats with multiple occupancy

would alter the dynamic of the community. There would invariably be time when the flats would not be occupied and therefore vulnerable to crime.

Additional strain on local utilities including sewerage/water/gas supply. There is reference to low water pressure in the area,

Effect on property values

Need for Planning Committee members to visit and view the site.

- 7.4 Neighbouring and nearby residents together with local members have been notified of the amended plans. 26 further representations objecting to the application have been received. In summary, the objections include the following matters (objections, in full, can be viewed on the Council's web site):

The development would be out of character with the areas. Unacceptable height, scale and massing;

The building would be overbearing;

Loss of light;

Loss of privacy;

Highway safety, inadequate parking provision. Reference to existing on-street parking constraints;

Difficulty of access for emergency vehicles / service vehicles;

Disruption during construction;

Concern that the flats could be co rented / occupied by students;

Possible noise pollution, litter and rodent infestation.

Adverse effect on house prices;

Adverse effect on utilities / services;

Contrary to original restrictive covenant relating to the estate;

Inadequate amenity / garden space;

Concerns relating to designing out crime and access for residents with disabled needs;

Concerns regarding the adequacy of waste storage;

Flood risk.

8. **ANALYSIS**

- 8.1 This planning application proposes the demolition of the existing pair of semi-detached bungalows at 19 Lonsdale Road and 4 Ormonde Close and the construction of a two storey residential development comprising 4no.one bedroom and 4no. 2 bedroom apartments. Although the locality comprises dwelling houses, in principle, there is no planning policy objection to the provision of flats.

- 8.2 Following concerns regarding the design and appearance of the flat roofed contemporary building as initially submitted for determination, discussions with the applicant's agents have resulted in the submission of a revised scheme proposing a building with a more traditional design.

- 8.3 The main planning issues are considered to relate to:

- (i) the effects of the proposed development on the character and appearance of the street scene and the general amenities of neighbouring occupiers;
- (ii) whether the proposed development will provide an acceptable living environment for prospective occupiers;
- (iii) parking/highway safety;
- (iv) landscaping and nature conservation interests;
- (v) affordable housing provision;

8.3 Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan states that... *all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by* (inter alia):

(i) responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;

(x) ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;

8.4 Paragraph 3.9 of Planning Policy Wales states that *'The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations'*.

8.5 Further guidance on residential infill development is provided in the Council's Supplementary Planning Guidance: Cardiff Infill Sites (November, 2017).

8.6 At paragraph 2.13 the SPG states that:

- *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 a useable amenity space or garden for new as well as any existing dwellings/ occupiers.*
- *Maintain an established spacing between buildings that respects the pattern of layout in the vicinity of the site.*
- *Maintain appropriate scale and massing which respects buildings in the vicinity of the site.*
- *Respect the building line and be of a design which complements the existing street scene.*

8.7 At paragraph 3.5 the SPG states that:

Infill, backland and site redevelopment must result in the creation of good places to live. This needs to be demonstrated through the quality of internal living space; private amenity space; and through adherence to principles relating to access, security, and legibility.

8.8 At paragraph 3.12, the SPG states that:

Infill development needs to be sensitive to its immediate surroundings and respond well to the built context. It is important that in residential areas where there is a clear existing pattern and form of development, new buildings, landscaping and boundary treatment complement the character of the surroundings.

8.9 At paragraph 3.16 the SPG states that:

Development should seek to respond to the prevailing building line that is created by the main frontages of houses, taking into account how the buildings are set back from the street and any rhythms or patterns of existing development, or protrusions.

8.10 At paragraph 4.11 the SPG states that:

To safeguard the amenity of existing residents, proposals must not result in unacceptable harm regarding the level of overbearing, overshadowing or overlooking of neighbouring properties.

8.11 At paragraph 3.41 the SPG states that:

Where car parking is necessary, provision should be effectively incorporated into the design of the development as a whole and should not be introduced later. The effect of intensifying a site means that additional car parking may need to be accommodated within a confined site boundary. Innovative design solutions that minimise impact on the street scene and on the amenity of neighbouring properties are encouraged. Proposals which create car-dominated frontages that harm the street scene and/or create blank frontages at the ground floor will not be accepted.

8.12 The locality is characterised principally by two storey semi-detached houses with pairs of semi-detached bungalows occupying some corner plots. The pair of properties at 19 Lonsdale Road and 4 Ormonde Close maintain established building lines and their single storey scale results in a general sense of openness at a relatively prominent corner location. The pair are balanced architecturally by a similar pair of bungalow opposite at the 24 Lonsdale Road/6 Ormonde Close.

8.13 As initially submitted for determination, the scheme comprised an 'L' shaped building of contemporary design rising to a height of approximately 6.2 metres to the top of a flat roof. Proposed materials comprise painted render, elements of red/brown facing brickwork and cladding panels.

8.14 Discussions with the agents regarding the design and appearance of the building and its consequential impact on the character of the street scene has resulted in the submission of amended plans. In summary, the revisions introduce a more traditional hipped roof design to reflect the form common to the area, reduce the footprint to facilitate a set back of the building line to Lonsdale road with a view to reflecting the footprint of the pair of dwellings on

the opposite corner plot, set units 2,3 and 4 at a lower level to reduce the extent of retaining walls to Ormonde Close and reduce the number of parking areas from 10 to 8 (i.e. one per flat) thereby increasing the extent of soft landscaping to the front of the building.

- 8.15 It is acknowledged that the introduction of a building of more traditional appearance better reflects the dwelling houses in the vicinity of the site and that the set back of the footprint along Lonsdale Road attempts to reflect the symmetry, in plan, of the pair of bungalows on the opposite side of the junction. The siting of the proposed block maintains the building line to both Lonsdale Road and Ormonde Close. Having regard to the reduction in the number of car parking spaces, separated by areas of soft landscaping, it would be difficult to argue that the proposal will result in an excessively car-dominated frontage that would unduly harm the street scene.
- 8.16 Whilst the revisions have sought to bring the scheme in line with the character of the area, the development would replace the existing pair of modest single storey dwellings, which, together with the pair of bungalows on the opposite side of the junction create a uniform character to the streetscape. The proposed building is evidently a much larger building than the pair of properties it seeks to replace and is of a scale that is contrary to the grain of the area which is characterised by semi-detached houses and bungalows on individual plots. The proposal seeks to take account of the falling ground level by staggering the roof line. However, the slope makes the development more prominent than would otherwise be the case, particularly in views along Ormonde Close where the existing houses on the opposite side of the road are several metres below the level of the adjacent highway.
- 8.17 Whilst it is acknowledged that the height of the building reflects that of a conventional two storey dwelling, the proposed development would significantly increase the visual mass of built form on the site, to the detriment of the street scene.
- 8.18 The Council's Infill Sites SPG advises that it is *important to strike a balance between maintaining the established positive character of a residential street and introducing additional housing* and that to avoid 'town cramming' effect, proposals *must maintain appropriate scale and massing which respects buildings in the vicinity of the site and be of a design which complements the existing street scene*. The SPG also advises that *Infill development needs to be sensitive to its immediate surroundings and respond well to the built context*.
- 8.19 On balance is considered that due to its scale and massing, the proposed building would assume significant prominence, especially in comparison with the more modestly proportioned neighbouring and nearby houses and would represent an incongruous addition to the street scene.
- 8.20 The likely impact of the proposed development on the living conditions of neighbouring occupiers has been carefully considered.

- 8.21 The proposed block is shown to be sited approximately 1.5 metres from the boundary with 17 Lonsdale Road with the nearest element projecting approximately 2.0 metres beyond the main rear elevation of this neighbouring property. The remaining element of the block would be sited approximately 8.5 metres from the boundary with the neighbour's rear garden. Having regard to this relationship and the proposed lower floor level of the block, it is not considered that its impact would be so significant as to justify refusal of the application on overbearing grounds.
- 8.22 The elevation fronting Lonsdale Road is shown to be sited between 22.5 metres and 29.5 metres from the pair of semi-detached bungalows opposite at 24 Lonsdale Road/6 Ormonde Close. There would be a separation distance of approximately 24.0 metres between the eastern elevation of the proposed block and the semi-detached houses opposite in Ormonde Close, which are sited several metres below the level of the adjacent highway. To the north, the proposed building is shown to be sited between 2.0 metres and 2.8 metres from the rear garden boundaries of the pair of semi-detached houses at 2 Ormonde Close/20 Queensberry Road. Distances of between 16.5 metres and 17.5 metres (approximately) are shown between the proposed building and the main rear elevations of these neighbouring properties. The garage at the rear of 2 Ormonde Close would partially screen the northern elevation of the building in views from the rear of this property.
- 8.23 The Council's Infill Sites SPG advises that a minimum of 21.0 metres should be maintained between principal habitable room windows to ensure adequate privacy for the occupiers of proposed buildings as well as for neighbouring properties. The SPG also advises that the minimum overlooking distance from habitable room windows to a garden area of a separate dwelling should be 10.5 metres. Subject to the use of obscured glazing in the proposed first floor windows facing towards the rear garden of 17 Lonsdale Road, the proposed development would comply with this guidance.
- 8.24 Having regard to the siting of the proposed building in relation to its neighbours and the distances between them (and notwithstanding the lower ground levels of the properties opposite the application site in Ormonde Close), it is not considered that the proposal would impact unacceptably on light to habitable rooms within neighbouring and nearby properties having regard to the Council's guidelines or result in unacceptable overshadowing to the extent that would support refusal of the application on this ground.
- 8.25 With regard to the prospective living environment for future occupiers, the proposed flats have acceptable internal living space and outlook.
- 8.26 The Infill Sites SPG advises at paragraph 4.5 that *'Houses and ground floor flats that will serve as family accommodation should include enclosed and secure private amenity areas. Depending on context, such amenity areas should measure at least 10.5m in depth or 50m² overall.'*
- 8.27 The Cardiff Residential Design Guide SPG advises that *'for communal gardens, a minimum area of 75m² should be provided for up to 5 units with an*

additional 10m² for each additional unit. Communal gardens should be clearly defined, secure and private, accessible to all occupants and integral to the form and character of the development.'

- 8.28 The proposed shared amenity space, which measures approximately 140.0 sq. metres, is considered to comply with this guidance.
- 8.29 Numerous objections have been raised to the proposed development on parking/highway safety grounds. The Transportation Officer, whilst noting these concerns, advises that he has no objections to application in terms of highway safety and off street parking provision confirming that the proposal accords with the Council's Parking Guidelines (refer to paragraph 5.1).
- 8.30 Planning Policy Wales advises that '*Good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys*'. It further advises that '*planning authorities must require good standards of car parking design which do not allow vehicles to dominate the street or inconvenience people walking and cycling*' and that '*parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high quality places*'. The proposed development, as amended, is considered to accord with this guidance. Furthermore, the application site is sustainably located with relatively good access to public transport and local facilities.
- 8.31 In response to a request from the Housing Strategy Officer for an affordable housing contribution, the agent for the planning application submitted a viability appraisal of the scheme which has been reviewed by the District Valuer on the Council's behalf. The DVA's appraisal for a fully open market scheme concludes that the development is not financially viable on a full market basis with no affordable housing or other S106 contribution. Consequently, on the basis of the District Valuer's advice, were the application to be recommended for approval, an affordable housing contribution would not be sought in respect of the scheme.
- 8.32 No technical objections have been raised by Welsh Water/Dwr Cymru or by the Council's Drainage Officer to the approval of the application on drainage grounds. An appropriate drainage condition would be appropriate were the application to be recommended for approval.
- 8.33 The Council's Ecologist, having considered the submitted Ecological Assessment report, requests that the mitigation, compensation and enhancement measures set out in sections 9.1 to 9.3 are secured by condition and implemented.
- 8.34 The application is recommended for refusal for the reasons outlined in paragraphs 8.16 - 8.19 of this report.

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, over and above any other person.

9.3 *Well-being of Future Generations (Wales) Act 2015*

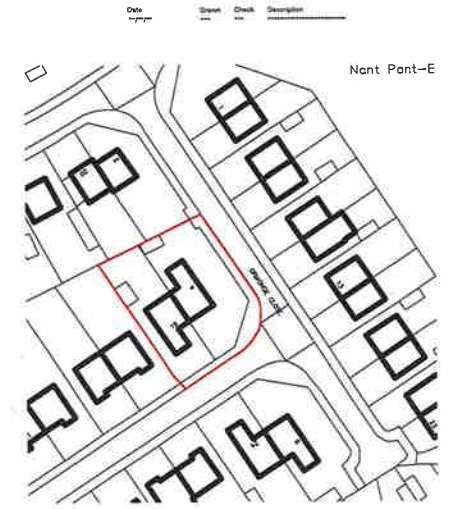
The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.

9.4 *Environment (Wales) Act 2016*

The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications for, or effect on, biodiversity.



Location Plan
1:500 @ A3



Location Plan
1:1250 @ A3

17 02003

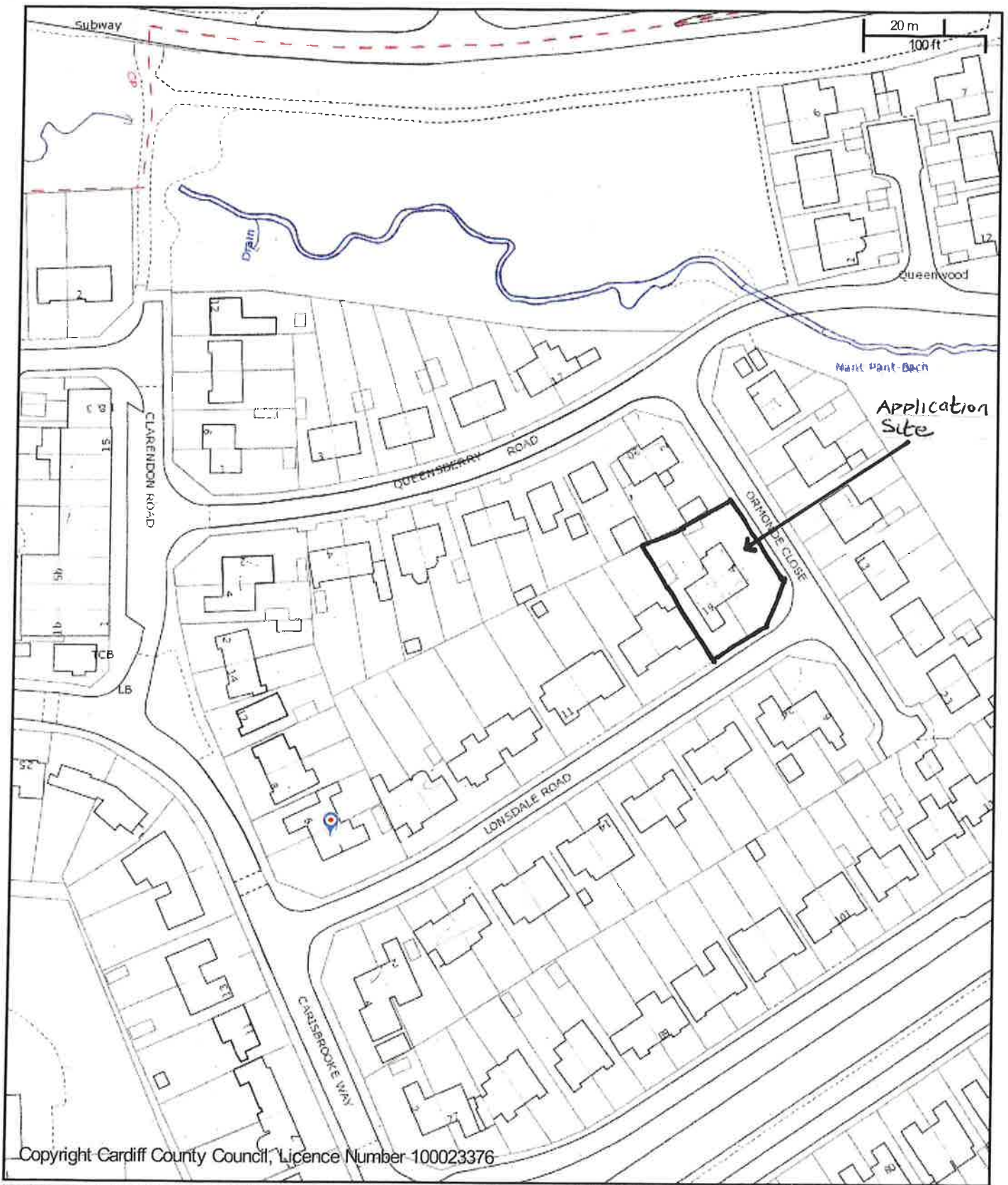


Key

— Planning application boundary

Proposed Residential Development, 19 Lonsdale Rd \ 4 Ormonde Close, Cyncoed		Job No: 17-011
Title: Location Plan		Draw No: AL(90)01
Date: 31/07/2017	Drawn: WS	Scale: 1:500 / 1:1250 @ A3

Architects Town planners
Environmental & Urban design



CHIEF EXECUTIVE
Paul Orders

Neuadd y Sir, Glanfa'r Iwerydd
CAERDYDD CF10 4UW
Tel: 029 20872088

County Hall, Atlantic Wharf
CARDIFF CF10 4UW
Tel: 029 20872087

Cyngor Caerdydd

Cardiff Council



Title

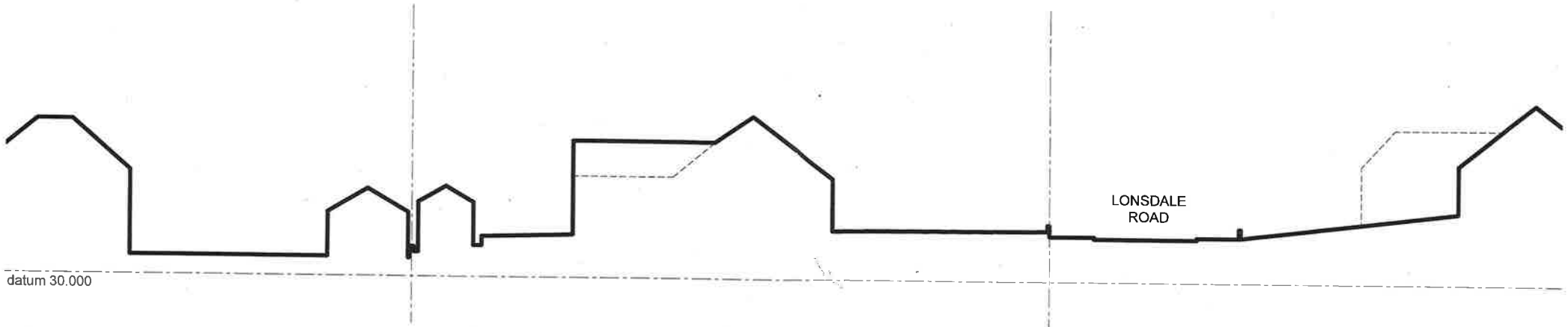
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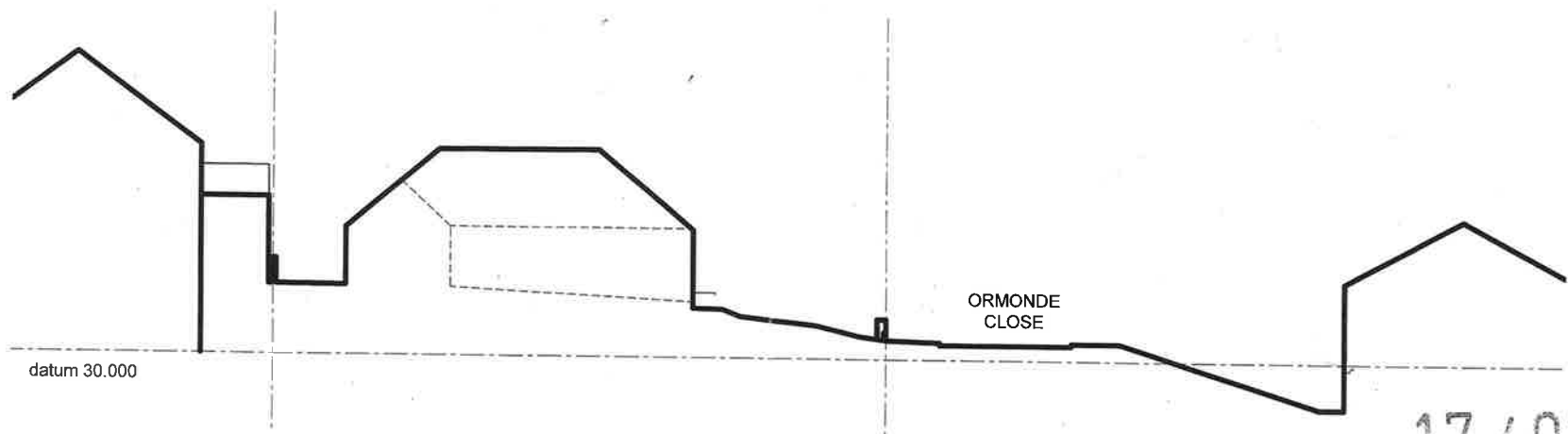
Coordinates

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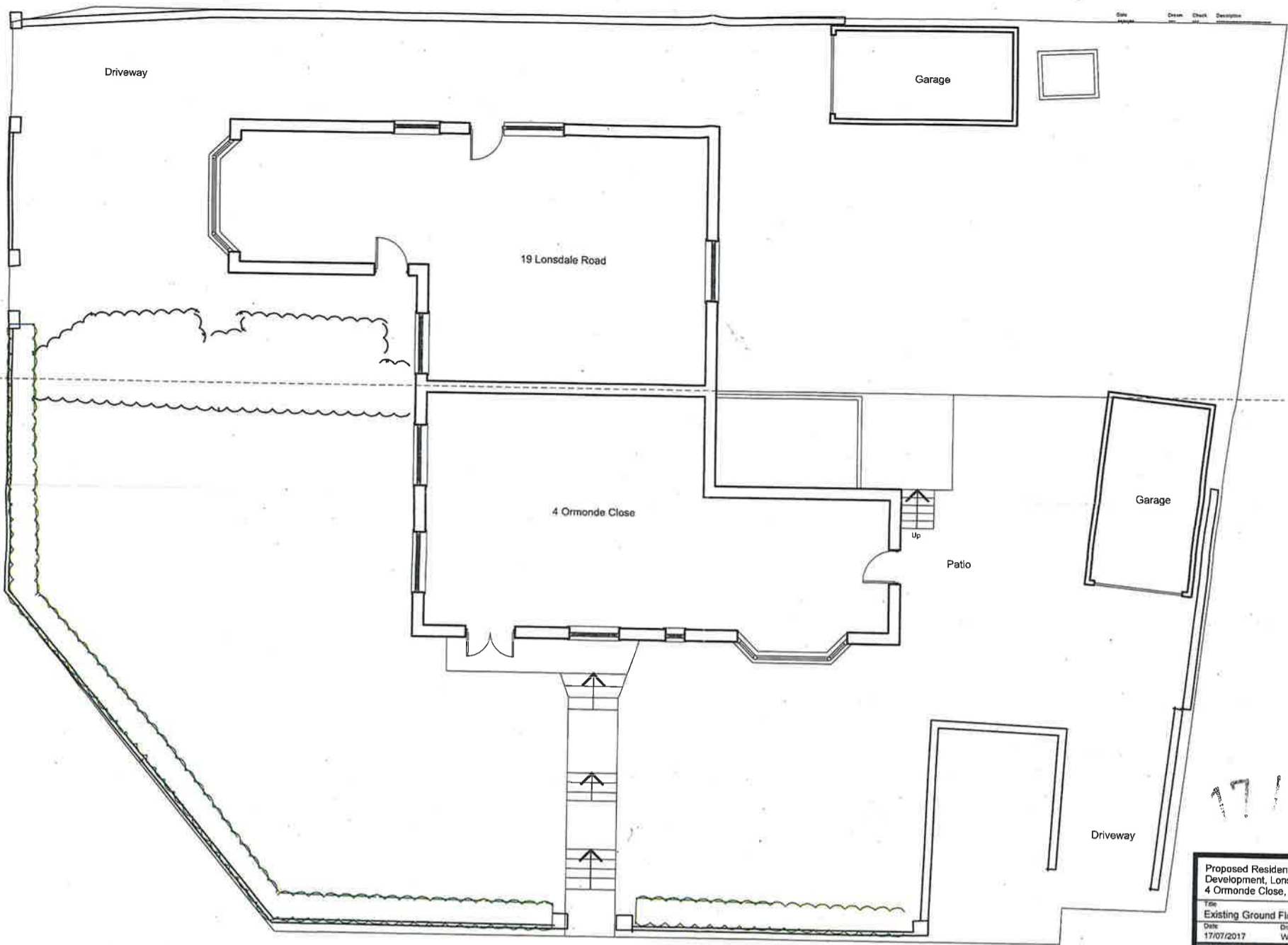
CROSS SECTION A-A
1:200 @ A3



CROSS SECTION B-B
1:200 @ A3

17/02003

Proposed Residential Development, 19 Lonsdale Rd \ 4 Ormonde Close, Cyncoed		Job No. 17.011	Rev.
Existing Site Sections		Day No. AL(90)03	
Date 31/07/2017	Drawn WS	Scale 1:200 @ A3	
 Architects Environmental & Urban design		Town planners	



17 / 02003

Proposed Residential Development, Lonsdale Rd / 4 Ormonde Close, Cyncoed	Job No. 17.011	Rev.
	Dwg No. AL(90)06	
Title: Existing Ground Floor Plan		
Date: 17/07/2017	Drawn: WS	Scale: 1:100 @ A3
 Architects Environmental & Urban design		
Town planners & Urban design		

Existing Ground Floor Plan



Existing Side Elevation (Ormonde Close)



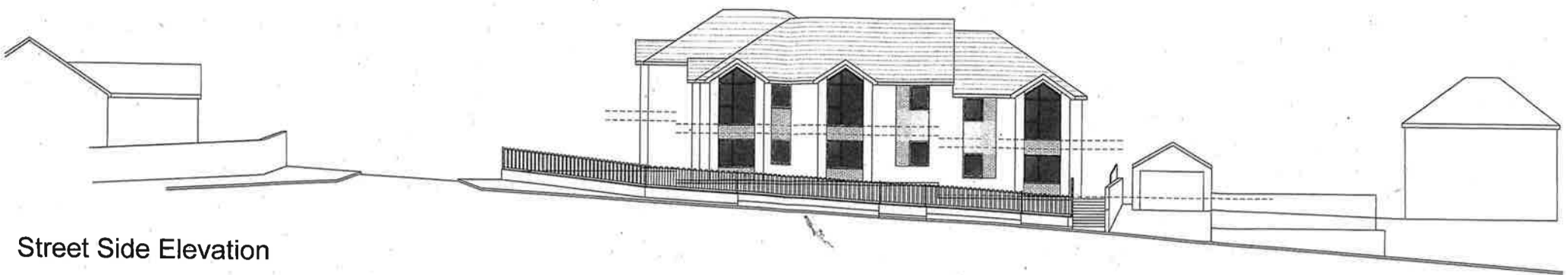
Existing Front Elevation (Lonsdale Road)

17 / 02003

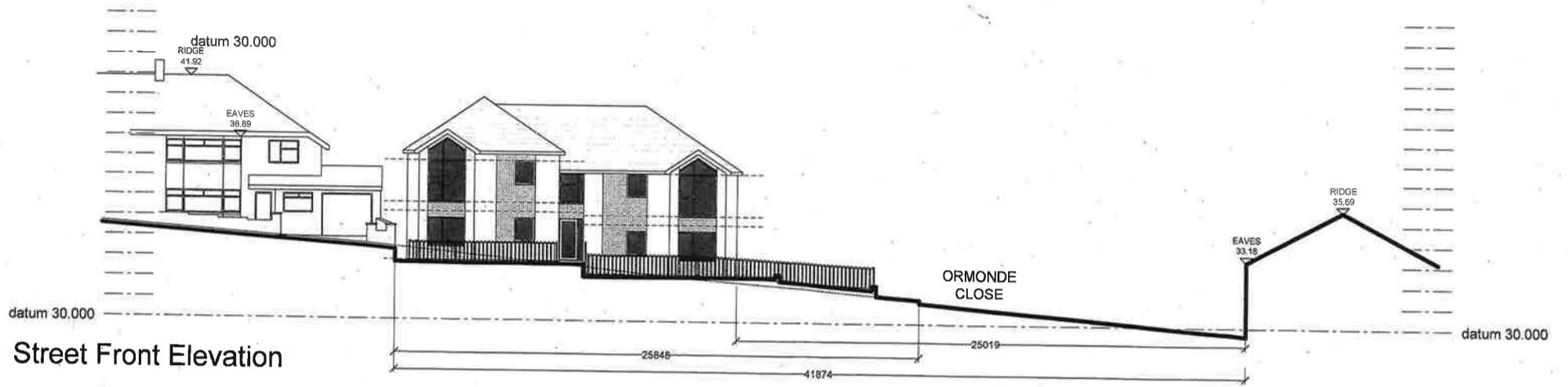
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	Dwg No. AL(90)04	
Title: Existing Front & Side Elevations		
Date: 17/07/2017	Drawn: WS	Scale: 1:100 @ A3
 Architects Environmental & Urban design		
Town planners & Urban design		

scheme as amended

Scale 2500/100 Drawn WS Check HJ Description Elevations amended to correspond with ALD100 Ground Floor Plan revision C. Rev. A



Street Side Elevation



Street Front Elevation

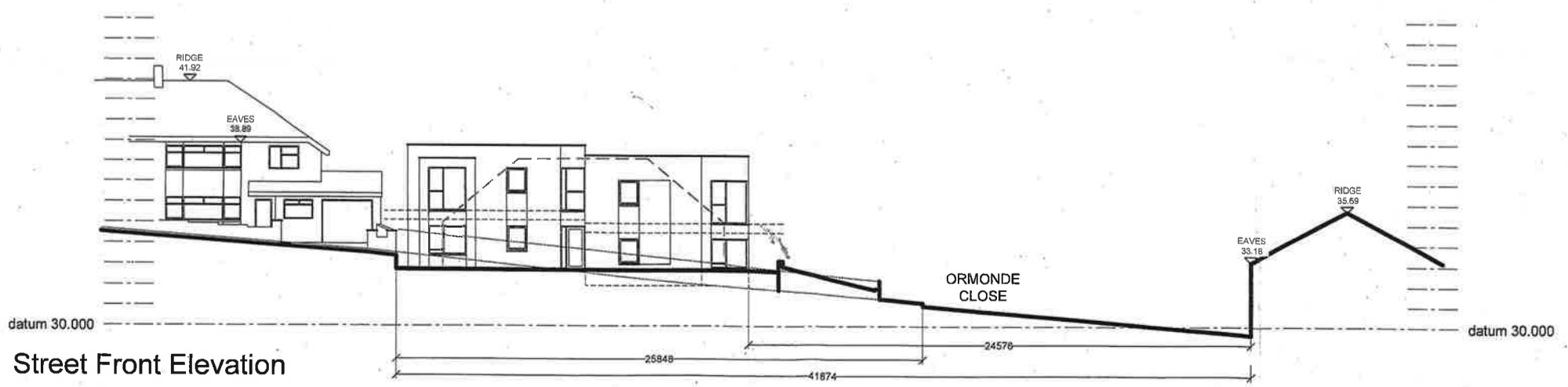
Lonsdale Road, Cardiff Residential Development		Job No. 17.011	Rev. A
Proposed Elevations From Street		Drawn HJ	Check WS
Date 17/07/2017	Scale 1:200 @ A3		

scheme as initially submitted

Scale 2500/100 Drawn WS Check HJ Description Elevations amended to correspond with ALD100 Ground Floor Plan revision C. Rev. A



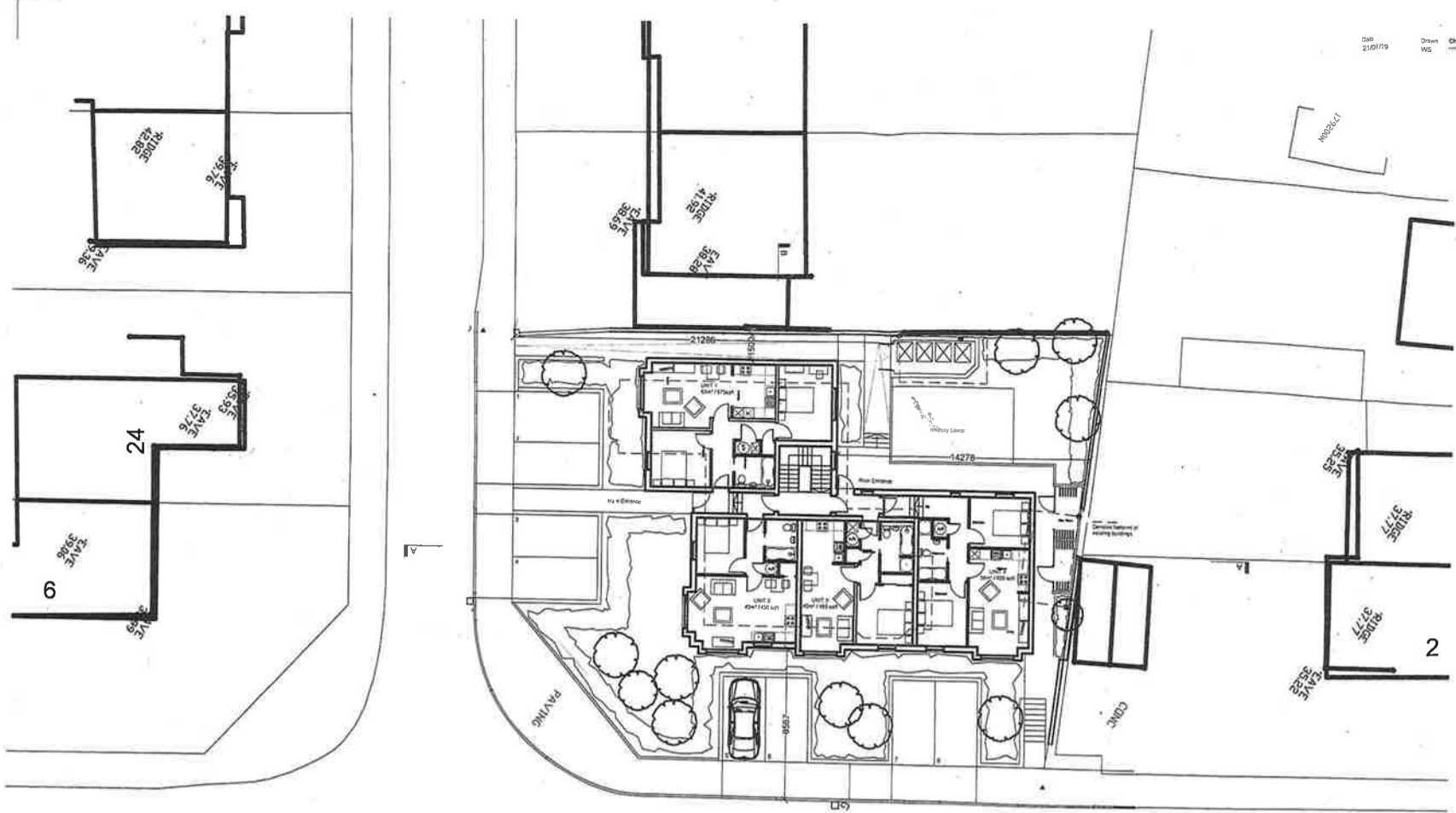
Street Side Elevation



Street Front Elevation

Key
 - - Profile of existing buildings

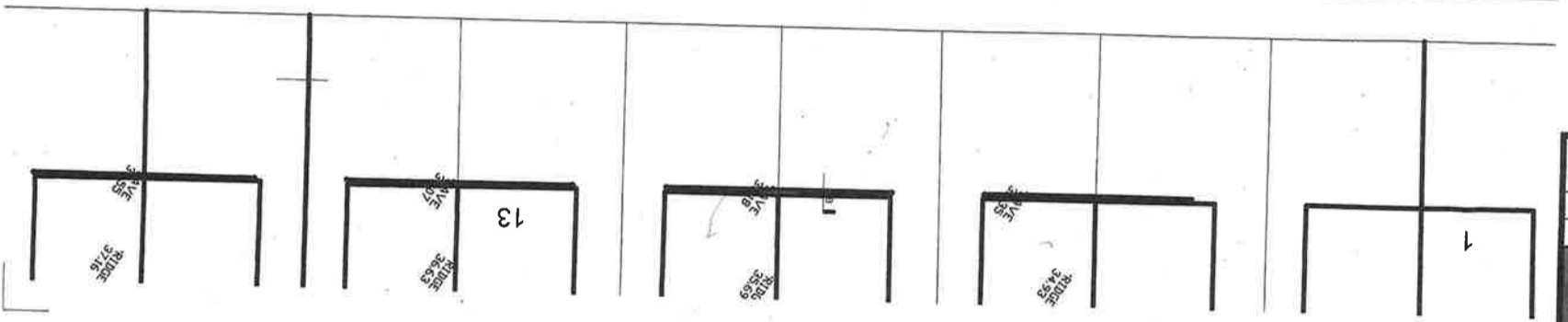
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Proposed Elevations From Street		Drawn HJ	Check WS
Date 17/07/2017	Scale 1:200 @ A3		



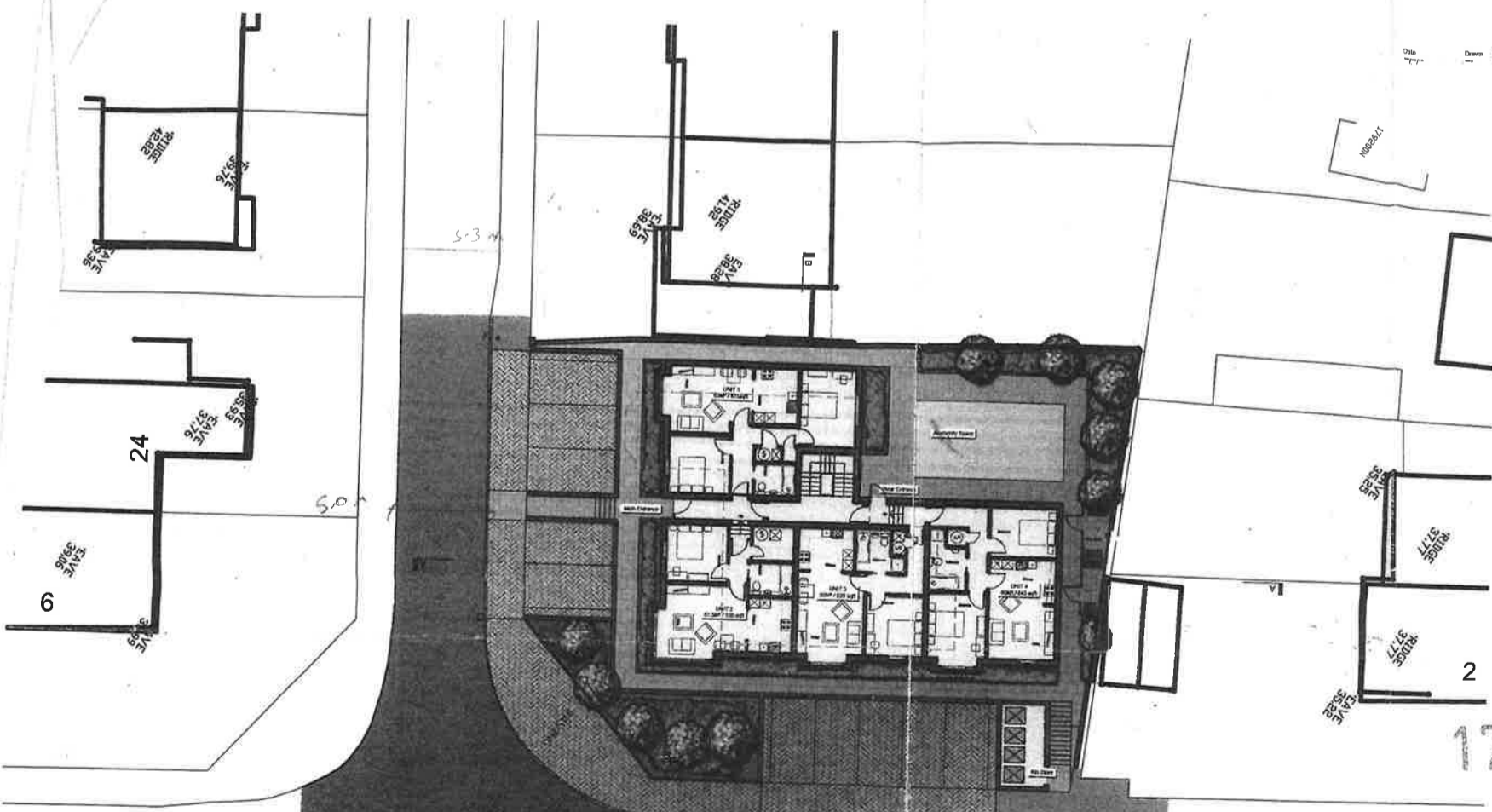
ORMONDE CLOSE

Key
 --- Profile of existing buildings

Proposed Residential Development, 19 Lonsdale Rd / 4 Ormonde Close, Cyncoed		Job No. 17.011	Rev. A
Proposed Site Plan		Dwg No. AL(01)01	
Date: March 27	Drawn: WS	Scale: 1:250 @ A3	
Architects Environmental & Urban design		Town planners	



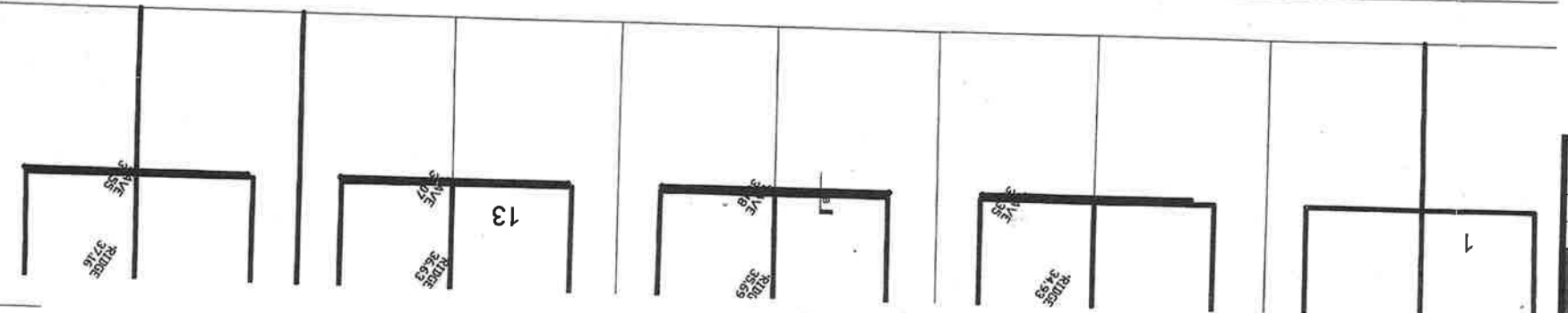
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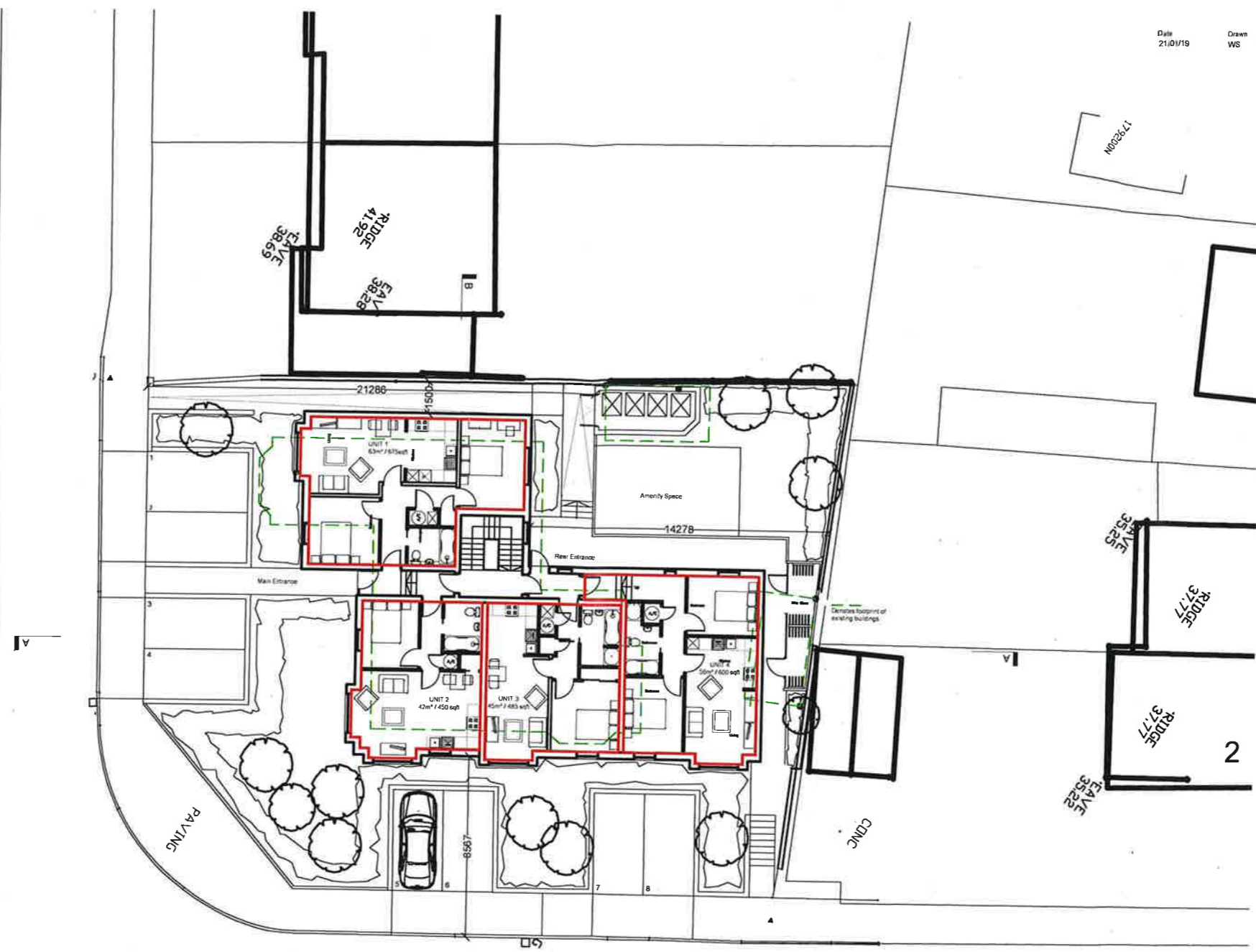
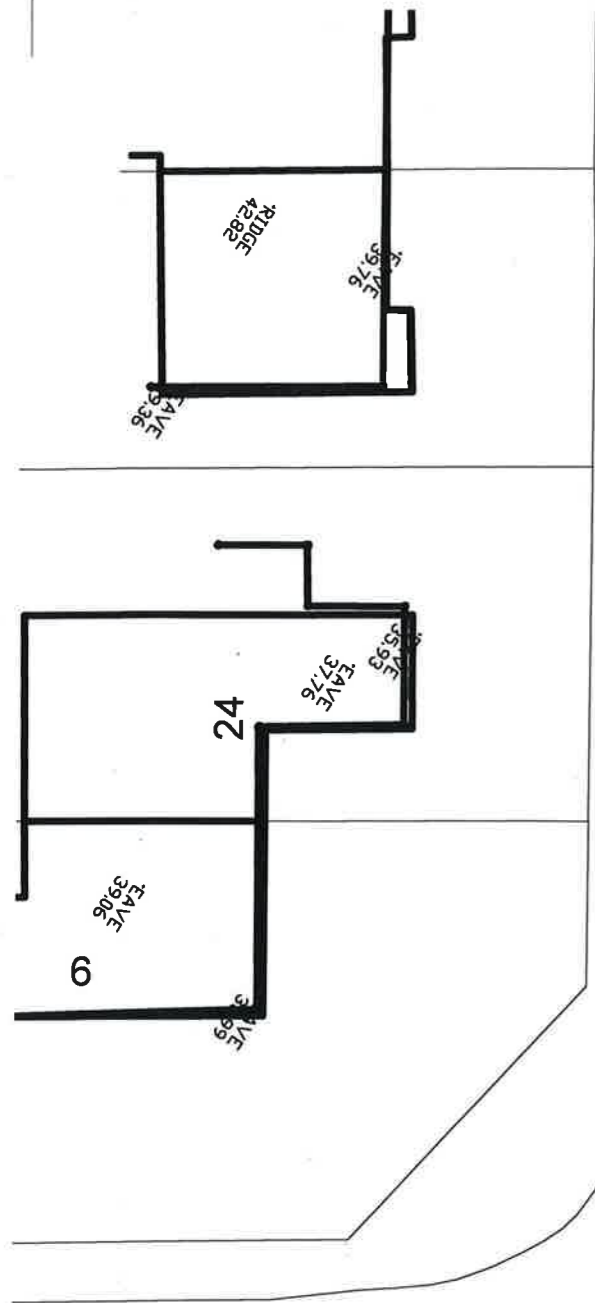


ORMONDE CLOSE

Key
 --- Profile of existing buildings

Proposed Residential Development, 19 Lonsdale Rd / 4 Ormonde Close, Cyncoed		Job No. 17.011	Rev. A
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Date: March 27	Drawn: WS	Scale: 1:250 @ A3	
Architects Environmental & Urban design		Town planners	

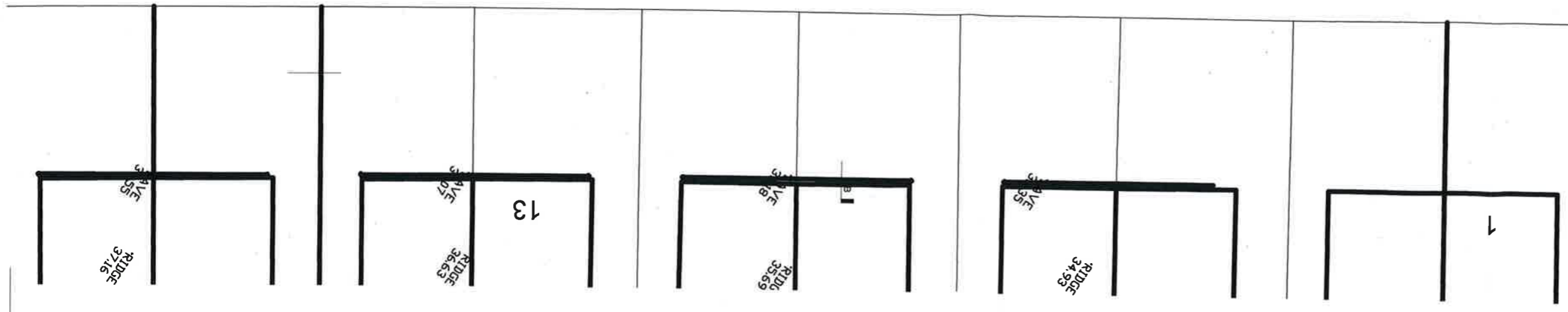




ORMONDE CLOSE

Key

--- Profile of existing buildings



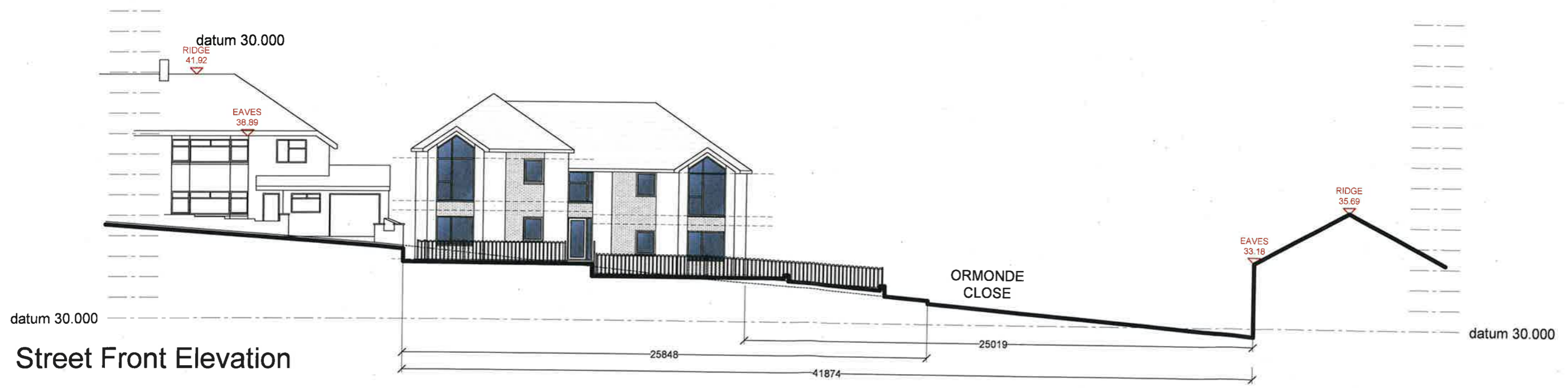
Proposed Residential Development, 19 Lonsdale Rd / 4 Ormonde Close, Cyncoed	Job No. 17.011	Rev. A
Title: Proposed Site Plan	Dwg No. AL(01)01	
Date: March 27	Drawn: WS	Scale: 1:250 @ A3

Architects · Town planners
 Environmental & Urban design

Unit 1A, Compass Business Park,
 Pacific Road, Cardiff, CF24 8HL
 www.jerryelcote.co.uk
 tel: 029 22462100



Street Side Elevation



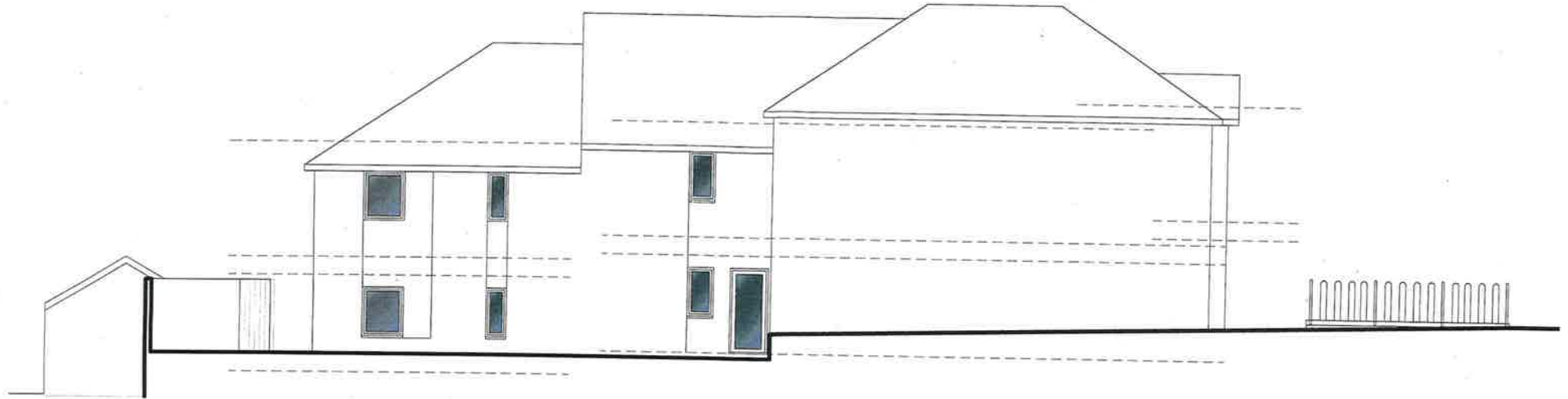
Street Front Elevation

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Proposed Elevations From Street		Dwg No. AL(01)15	
Date 17/07/2017	Drawn	Scale 1:200 @ A3	
 Architects · Town planners Environmental & Urban design		<small>Unit 1A, Compass Business Park Pacific Road, Cardiff, CF24 5HL www.cjarchitects.co.uk tel: 029 20452100</small>	

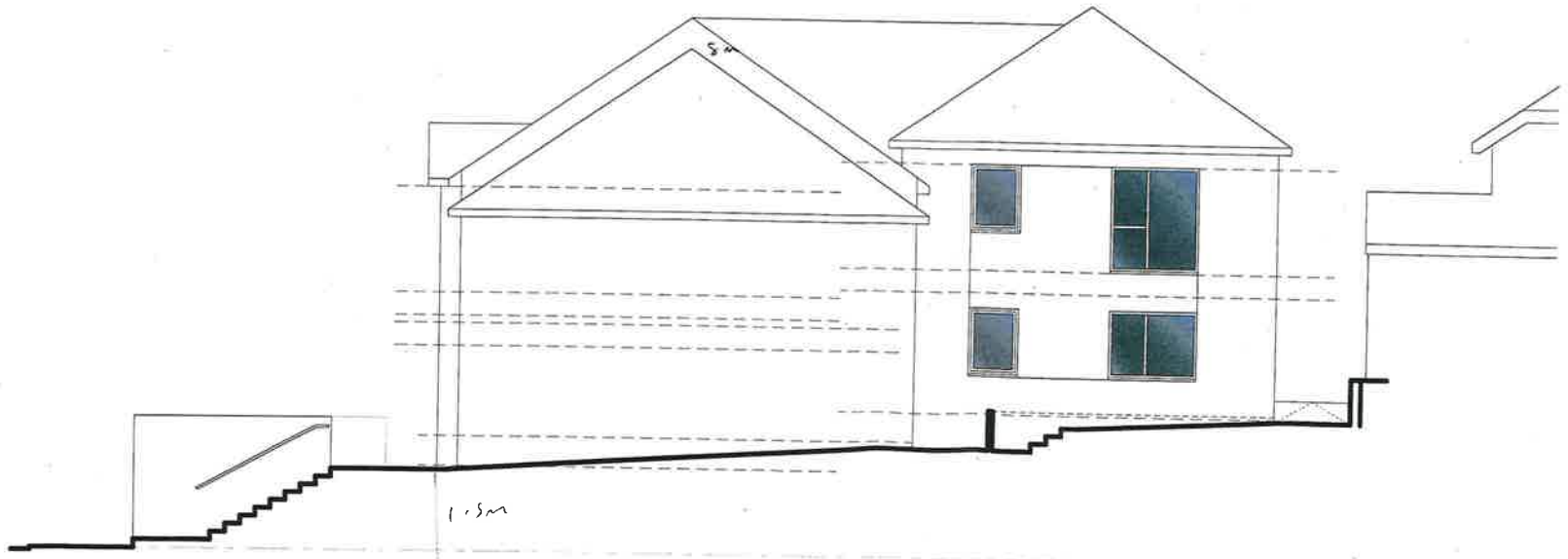
FINISHES

Roof - concrete tile as adjacent properties
Walls - redbrown facing brick, cream render
Windows/Doors - grey aluminium double glazed units

Date: _____
Drawn: _____
Checked: _____
Designed: _____



Side (Rear Courtyard) Elevation (FACING 17 LONSDALE ROAD)



Rear Elevation (FACING 2 ORMONDE CLOSE/20 QUEENSBERRY ROAD)

Lonsdale Road, Cardiff Residential Development	Job No. 17.011
	Draw No. AL(01)17
Title Proposed Elevations Sheet 2	
Date 08/01/19	Scale 1:100 @ A3
 CJ Architects Town planners Environmental & Urban design	
<small>Unit 1A, Sullys Business Park, Plymouth, Devon, PL6 8SL www.cjarchitects.co.uk Tel: 01752 252525</small>	

PETITION & LOCAL MEMBER OBJECTION

COMMITTEE DATE: 13/02/2019

APPLICATION No. **18/01882/DCH** APPLICATION DATE: 17/08/2018

ED: **RIVERSIDE**

APP: TYPE: Householder Planning Permission

APPLICANT: Mr Coombs

LOCATION: 95 FAIRLEIGH ROAD, PONTCANNA, CARDIFF, CF11 9JW

PROPOSAL: REAR DOUBLE EXTENSION AND LOFT CONVERSION

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:
 - Drwg. No: PE04EL01 Revision 29/11/18 (K)
 - Drwg. No: PP04GP01 Revision 22/10/18 (G)
 - Drwg. No: PP04FP02 Revision 22/10/18 (H)
 - Drwg. No: PP04SP03 Revision 05/11/18 (G)
 - Drwg. No: PP04RP04 Revision 05/11/18 (G)

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 provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no windows shall be inserted in any wall in a side elevation of the extensions other than those windows hereby approved.

Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

4. The proposed balconies shown in the approved plans shall be a 'Juliet' balcony/Balconet only, and shall not allow external access out of the doors on to the roof of the two storey and single storey extensions hereby approved.

Reason: To ensure that the privacy and amenities of the occupier of the adjoining properties are protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

5. The first floor window shown in the side elevation facing No 93 Fairleigh Road 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.
6. The materials to be used in the construction of the external surfaces of the dormer extension hereby permitted shall match those used on the roof of 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.
7. The materials to be used in the construction of the external surfaces of the ground and first floor extensions hereby permitted shall 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.

RECOMMENDATION 2: 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 applicant's ownership.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the construction of single storey and two storey rear extensions and rear dormer roof extension at 95 Fairleigh Road.
- 1.2 The proposed development comprises of four main elements, a two storey pitched roof extension, two storey flat roof extension, single storey flat roof extension and a dormer roof extension.
- 1.3 The existing single storey rear annex would be demolished in order that the two storey and single storey extensions could be constructed.
- 1.4 The proposed two storey pitched roof element of the extensions will be positioned adjacent to an existing single storey extension on No. 97 Fairleigh Road and would be sited approximately 2.5 metres away from the boundary with No 93 Fairleigh Road. The proposed extension will measure approximately 5.3m long 2.8 metres wide and will have an eaves height of 5m and a ridge height of 6.3m. Windows will be included in the rear (North) elevation and side (West) elevation.
- 1.5 The proposed two storey flat roof element of the extensions will be sited immediately alongside the two storey pitched roof extension within the side return at the rear elevation and will abut a single storey extension on the

property at No 93 Fairleigh Road. The extension will project approximately 1.5 metres from the rear elevation and will measure 2.8 metres wide and will have a maximum height of 5.5 metres. A Juliette balcony will be included in the rear (North) elevation of the extension.

- 1.6 A single storey flat roof extension measuring approximately 2.7m in height will infill the remainder of the space alongside the two storey extension within the side return and will extend beyond the proposed two storey pitched roof extension by approximately 2.5m. Overall the single storey structure will measure 6.5 metres in length.
- 1.7 The flat roof dormer extension will measure approximately 4.7 metres wide, 2.2 metres high and will project from the existing roof slope by 4 metres. The dormer will occupy the majority of the rear roof plane.
- 1.8 It should be noted that the application previously proposed a three storey central pitched roof element to the extension on the rear of the property. Amended plans have been submitted which have removed the three storey element and replaced it with the two storey extension and rear dormer. The design of the dormer roof extension was also amended so that it is setup from the rear wall of the building and set in from the side boundary with No 93 Fairleigh Road.

2. **DESCRIPTION OF SITE**

- 2.1 The application site is a two storey mid terrace property located in a residential area. The property is not listed or located within a Conservation Area, however, the site is located within a C1 Flood Zone.
- 2.2 To provide members with some local context it should be noted that planning permission for two storey and single storey extensions have been approved at No 99 Fairleigh Road, No 101 Fairleigh Road, No 103 Fairleigh Road, and No 105 Fairleigh Road. The extensions on these properties may have been built.

3. **SITE HISTORY**

- 3.1 No direct planning history on the application site

4. **POLICY FRAMEWORK**

National Planning Policy

- Planning Policy Wales (10th Ed) 2018
- Technical Advice Note 12: Design
- Development Management Manual

Cardiff Local Development Plan 2006-2026 (2016)

- Policy KP5 (Good Quality and Sustainable Design)
- Policy T5 (Managing Transport Impacts)

Supplementary Planning Guidance

- Managing Transportation Impacts (Incorporating Parking Standards) SPG 2018
- Residential Extensions and Alterations (2017)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 None

6. **EXTERNAL CONSULTEE RESPONSES**

6.2 Natural Resources Wales: no adverse comments

7. **REPRESENTATIONS**

7.1 Neighbours have been notified of the original and amended schemes and a number of representations, including a petition of 51 signatories, objecting to the proposal have been received. The objections are summarised below:

- The extensions would be overbearing and unneighbourly.
- Loss of light into the neighbours property.
- The Juliette balcony will directly overlook the neighbours garden and the occupants will be able to look directly into the neighbours kitchen through the rooflights.
- The extensions are not in-keeping with other extensions in the terrace.
- The extensions are not in keeping with the character of the existing property
- The development would increase the need for more car parking spaces in an area where car parking is already over stretched.
- The extensions will impact on the character of the area.
- The extensions would not be subordinate to the original dwelling.
- There has been no regard to drainage issues that exist in the street.
- The extensions are inappropriate in a Conservation Area.
- The proposal will devalue the neighbours houses.
- The flat roofs could be used as a roof terraces.
- The scale and design of the dormer extension is over-dominant.
- Noise and disturbance caused by building works.

7.2 Ward Cllrs Iona Gordon and Kanaya Singh have objected to the proposal. The Councillors objections can be summarised as follows:

- The proposed build will be overbearing.
- The extensions will be out of scale and out of character with existing development in the vicinity.
- The proposed extensions will result in a loss of light into the neighbours property and impact on their privacy.

8. **ANALYSIS**

8.1 The key issues are the effect of the proposal upon the character and

appearance of the area and its impact on the living conditions of neighbours.

- 8.2 Fairleigh Road is characterised by traditional two storey terraced properties most of which; with the exception of the application property and No 97 have two storey rear annexes. It should also be noted that two storey and single storey extensions have been constructed at No's 99, 101, 103 and 105 Fairleigh Road as listed above in Section 2 of the report. In respect of the present proposal the extensions are considered to be acceptable in regards to their scale and design. The extensions will be set down from the ridge of the existing property and a suitable area of rear garden space will be retained. The extension are, therefore, considered to represent subservient additions to the dwelling in line with the advice contained in the Residential Extensions and Alterations SPG(2015). Given this context it is not considered that the proposal would impact detrimentally on the character and appearance of the area.
- 8.3 Regarding the rear dormer, it is considered visually acceptable as it would be setup the roof slope and down from the existing ridge in accordance with the Residential Extensions and Alterations SPG. It is noted that the rear dormer would be large, however it should be noted that the dormer could be considered development permitted under Class B of Part 1 in Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and would not require formal planning approval.
- 8.4 Given that the proposed extensions will be sited adjacent to existing single storey extensions on No's 93 and 97 Fairleigh Road it is not considered that the proposal would be overbearing on the occupiers of these properties. Whilst the two storey flat roof extension will be positioned close to rooflights in the neighbours single storey extension, it has a short projection from the rear wall of the dwelling and it is noted that the neighbours extension (which accommodates a kitchen and dining room area) also contains glazed doors in its North elevation which also allow natural light into the room. It should also be noted that two storey extensions abutting neighbouring single storey extensions are not uncommon and while the concerns are noted it is considered that it would be unreasonable to seek to resist the proposal on the grounds of its impact on neighbouring amenity.
- 8.5 It is considered that the rear facing window of the dormer roof extension and the Juliette balcony in the rear wall of the two storey flat roof extension would not result in any unreasonable loss of privacy to the adjoining neighbours. The property is located where a degree of mutual overlooking of rear gardens is an inevitable characteristic of residential areas of this nature. Whilst the Juliette balconies shown in the plans may provide oblique views into the rooflights in the neighbours extension it is not considered that they would cause an impact on the privacy of the neighbours different to that caused by the existing first floor rear windows.
- 8.6 In regards to comments made by neighbours which are not covered above, the following should be noted:

- Connections to the existing sewerage system would be considered by the building regulations procedure.
- The effect of development on property values is not a material planning matter.
- Although it is recognised that development can cause disruption this is not a valid reason to refuse planning permission. The Councils Pollution Control Service has powers with respect to noise nuisance and dust etc. and the Highways service have the powers to take action with respect to the improper use of the highway.
- The proposal relates to the extension of an existing residential property and therefore, it is not considered that it would impact on the existing on-street parking arrangement in the area.

9. Other Legal 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 Councils 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 on the achievement of wellbeing objectives as a result of the recommended decision.

10. Conclusion

10.1 It is concluded that the proposed development is acceptable in accordance with the planning policies listed, and is recommended that planning permission be granted subject to conditions.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 335555	
ORDNANCE SURVEY PLAN REFERENCE ©	COUNTY	SHEET	NATIONAL GRID
	SOUTH GLAMORGAN		ST 1677
Scale: 1/1250	CARDIFF DISTRICT		© Crown Copyright 1986.

ADMINISTRATIVE AREA

CARDIFF
CAERDYDD

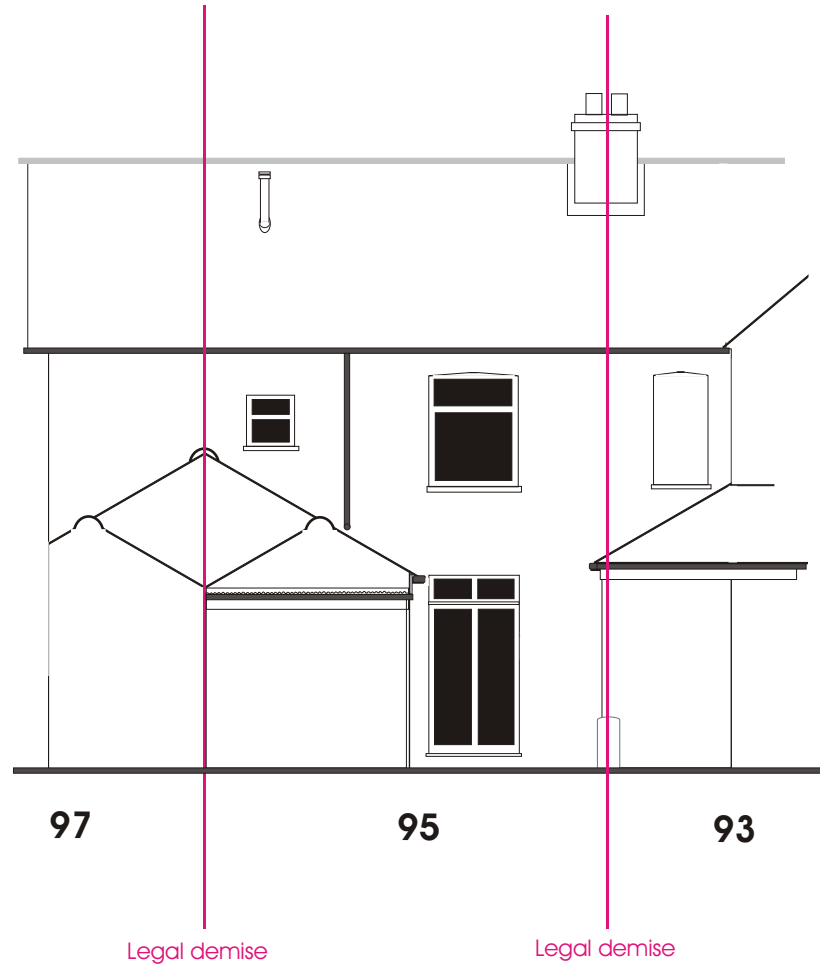


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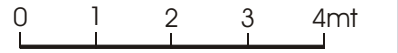
Front Elevation - Existing



Rear Elevation - Existing



95 Fairleigh Road - Existing Elevations



Fairleigh Road

RESIDENTIAL USE



Project: 95 Fairleigh Road, Cardiff

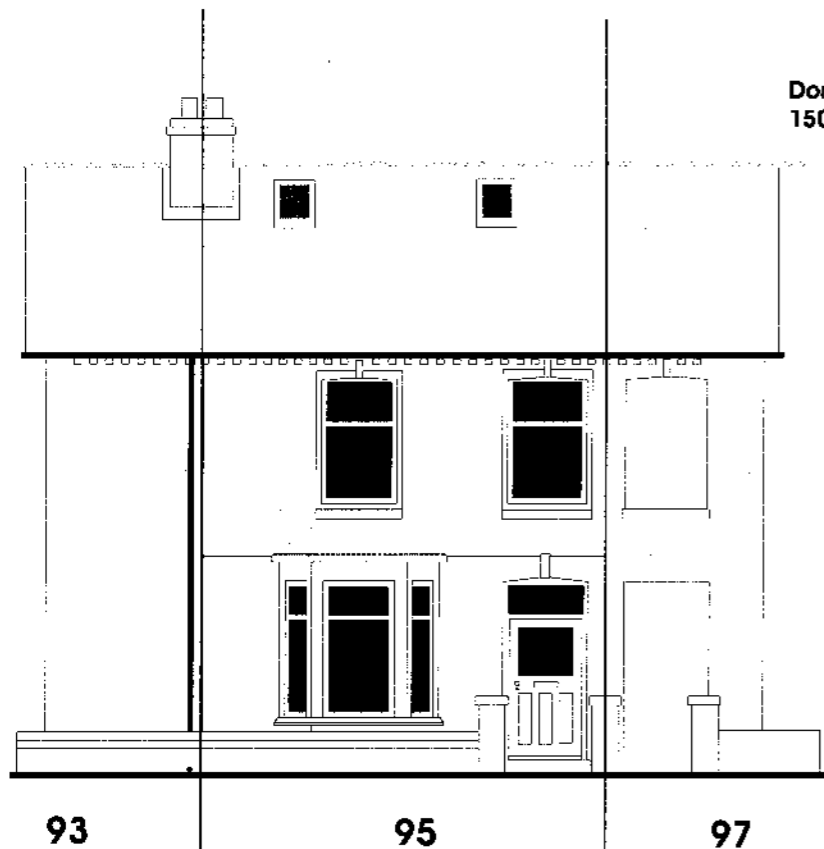
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General Layout Revision: 22/03/18 (A)

Drawn: MJP Drwg. No: EE01EL01

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Front Elevation - Proposed

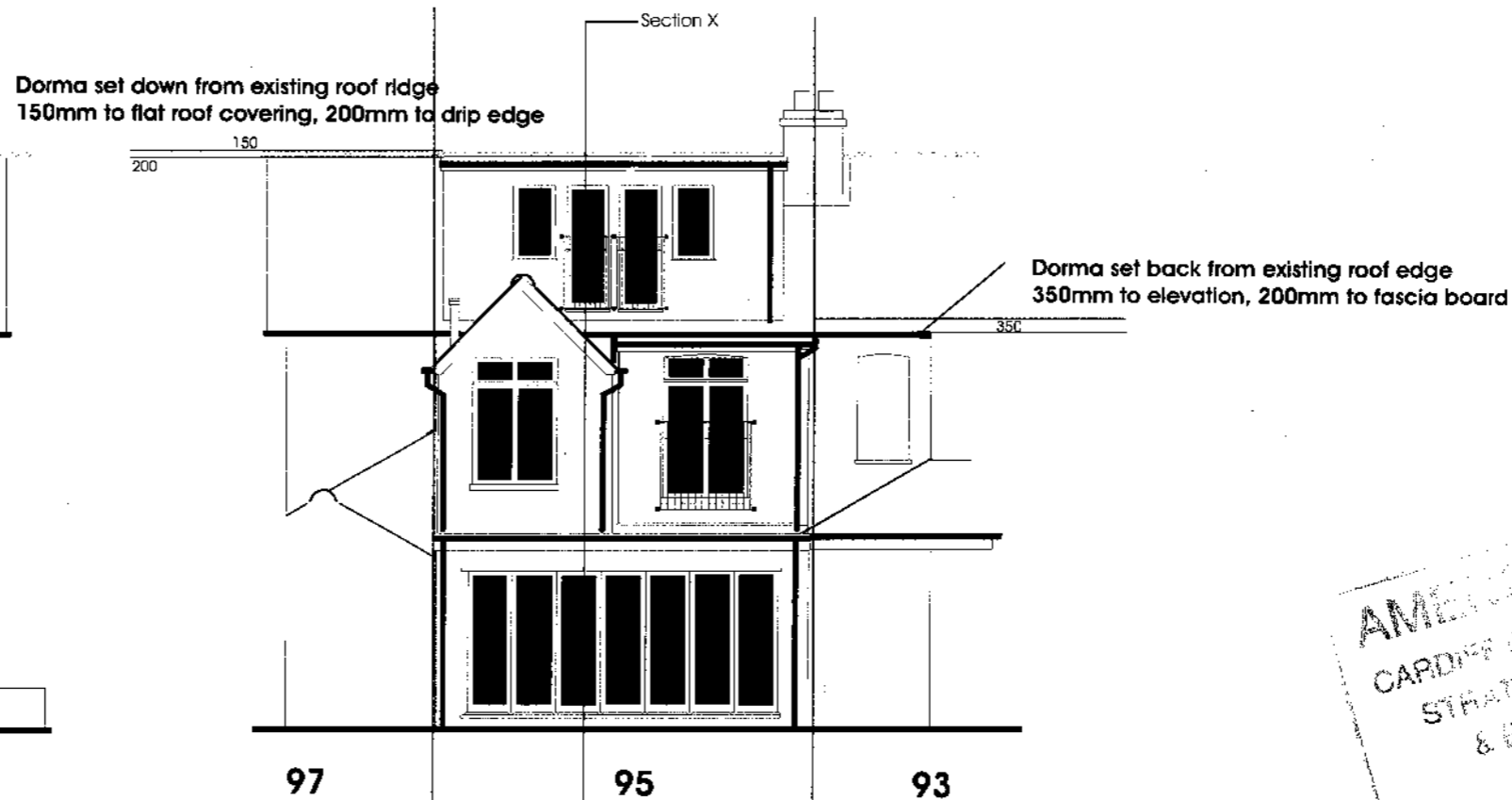


Legal demise

Legal demise

Fairleigh Road

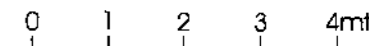
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Legal demise

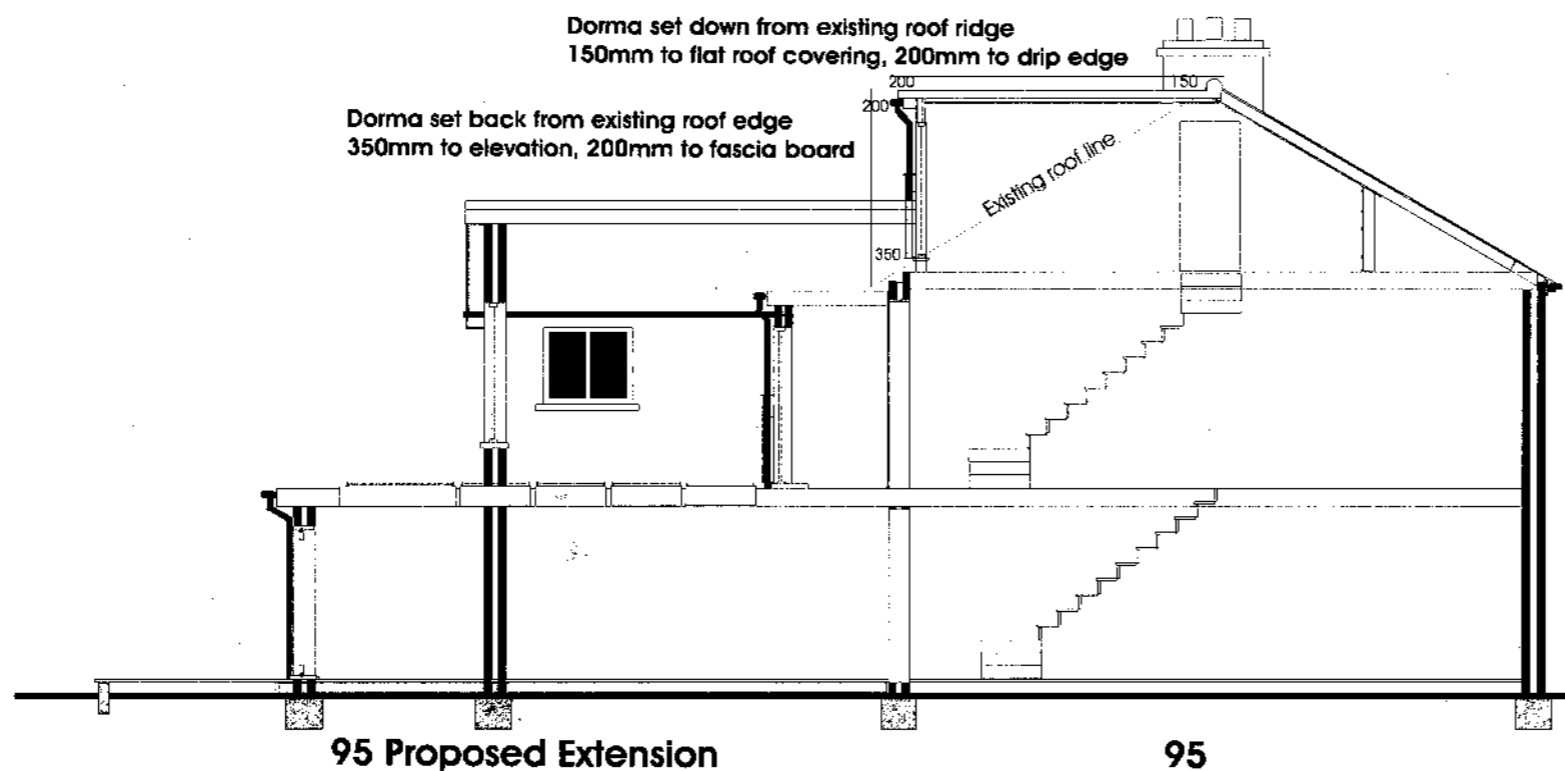
Legal demise

95 Fairleigh Road - Proposed Elevations



AMENITY PLAN
CARDIFF COUNTY COUNCIL
STRATEGIC PLANNING
& ENVIRONMENT
DATE 3.12.18

Section X-X - Proposed



RESIDENTIAL USE



Project: 95 Fairleigh Road, Cardiff

Elevations Proposed Scale: 1:100 (A3)

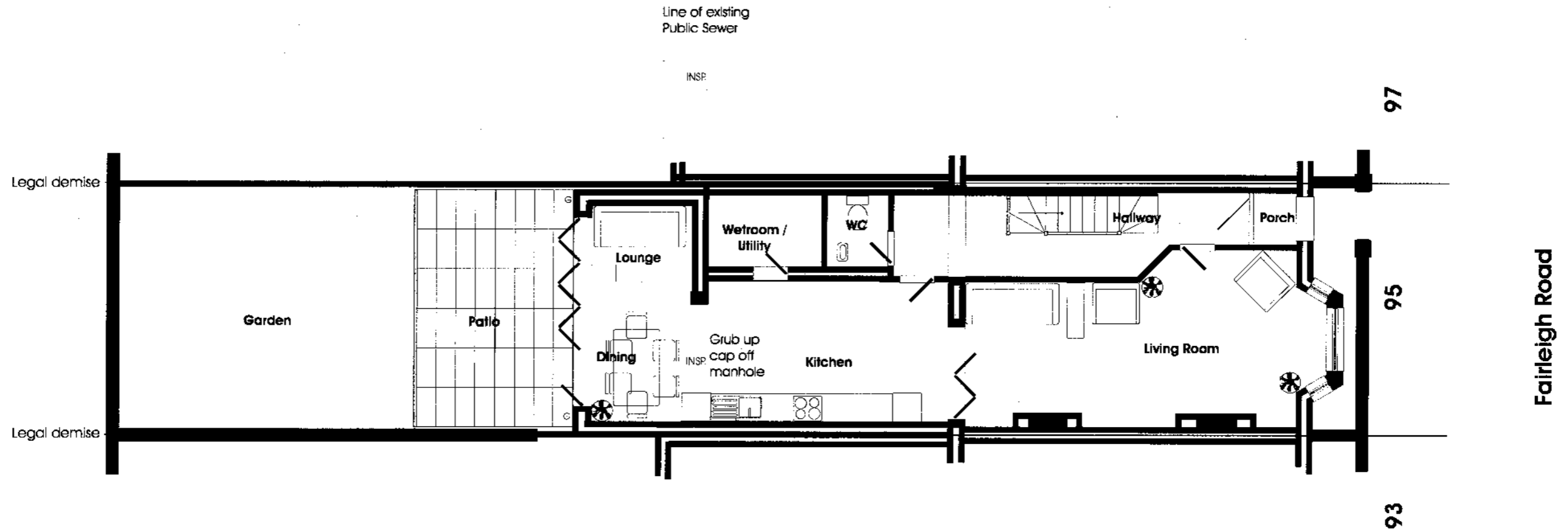
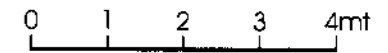
General Layout Revision: 29/11/18 (K)

Drawn: GAK Drwg. No: PE04EL01

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Ground Floor Plan - Proposed

95 Fairleigh Road - Proposed Plans



Key:

	Brick Cavity Wall
	Single Brick Wall
	Window / Double Glazing
	Bi Folding Doors
	Area Of Roof Below
	Velux Roof Window
	Standard internal door
	Legal Boundary / Demise
	Active Chimney / Flue
	Disused Chimney / Flue
	Structural Steelwork

RESIDENTIAL USE

AMENDED PLAN
 CARDIFF COUNTY COUNCIL
 STRATEGIC PLANNING
 & ENVIRONMENT
 DATE 3.12.18

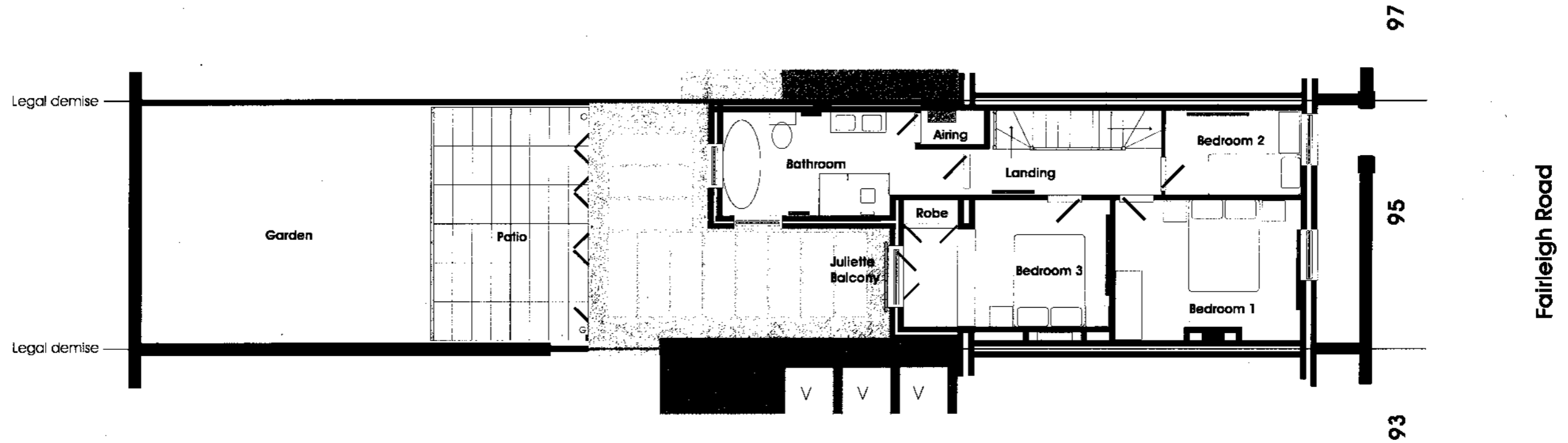
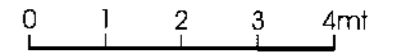


Project: 95 Fairleigh Road, Cardiff	
Ground Floor Plan	Scale: 1:100 (A3)
General Layout	Revision: 22/10/18 (G)
Drawn: GAK	Drwg. No: PP04GP01

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First Floor Plan - Proposed

95 Fairleigh Road - Proposed Plans



Key:

	Brick Cavity Wall
	Single Brick Wall
	Window / Double Glazing
	Projecting Balcony
	Area Of Roof Below
	Velux Roof Window
	Standard internal door
	Gas Condenser Boiler
	Active Chimney / Flue
	Disused Chimney / Flue
	Structural Timber/ Steelwork

RESIDENTIAL USE

AMENDED PLAN
 CARDIFF COUNTY COUNCIL
 STRATEGIC PLANNING
 & ENVIRONMENT
 DATE 3.12.18

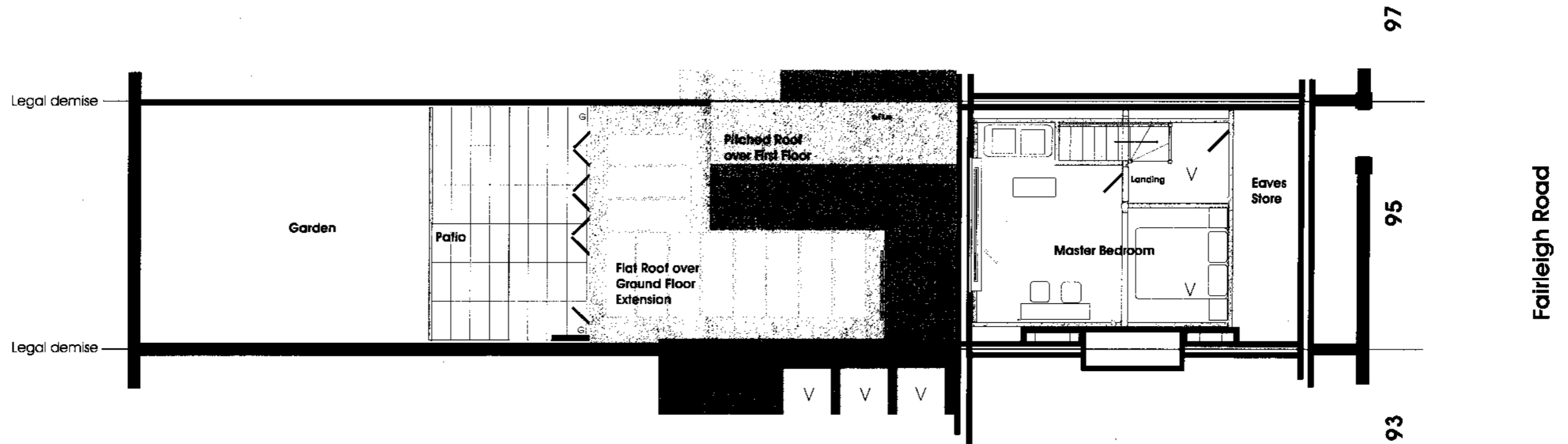
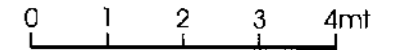


Project: 95 Fairleigh Road, Cardiff	
First Floor Plan	Scale: 1:100 (A3)
General Layout	Revision: 22/10/18 (H)
Drawn: GAK	Drwg. No: PP04FP02


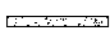









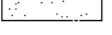
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Second Floor Plan - Proposed

95 Fairleigh Road - Proposed Plans



Key:

-  Brick Cavity Wall
-  Thermal Timber Studwall
-  Window / Double Glazing
-  Area Of Flooring in attic
-  Area Of Roof Below
-  Velux Roof Window
-  Standard internal door
-  Steel goalposts to support dorma
-  Steel floor beams to support attic
-  Active Chimney / Flue
-  Disused Chimney / Flue
-  Structural Timber (Purlin / Ridge)

RESIDENTIAL USE

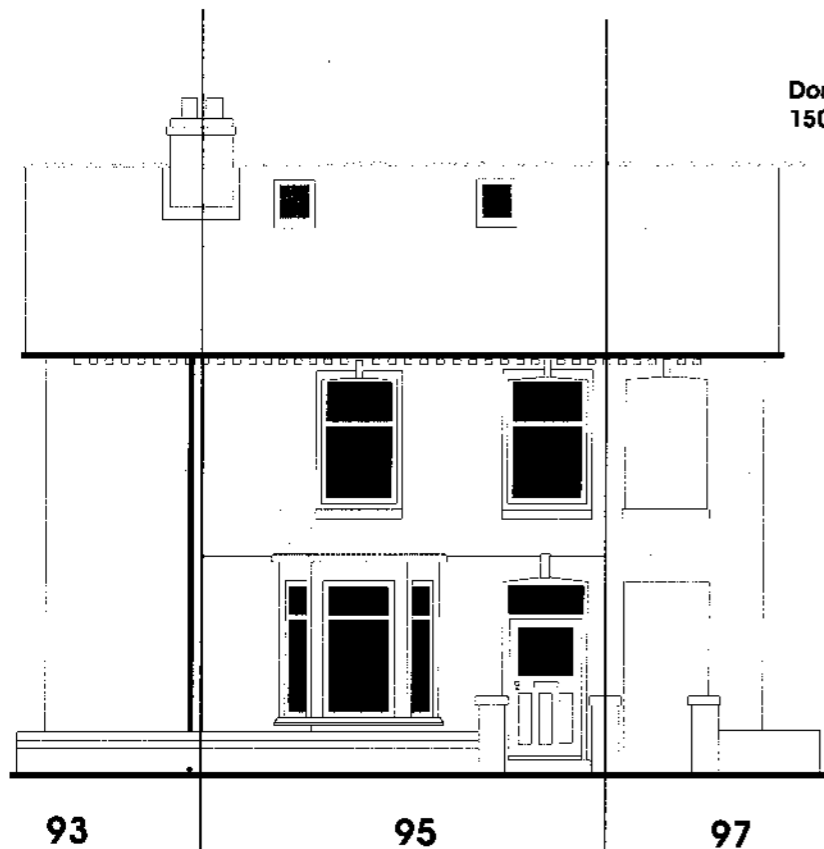
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 DATE 3.12.18



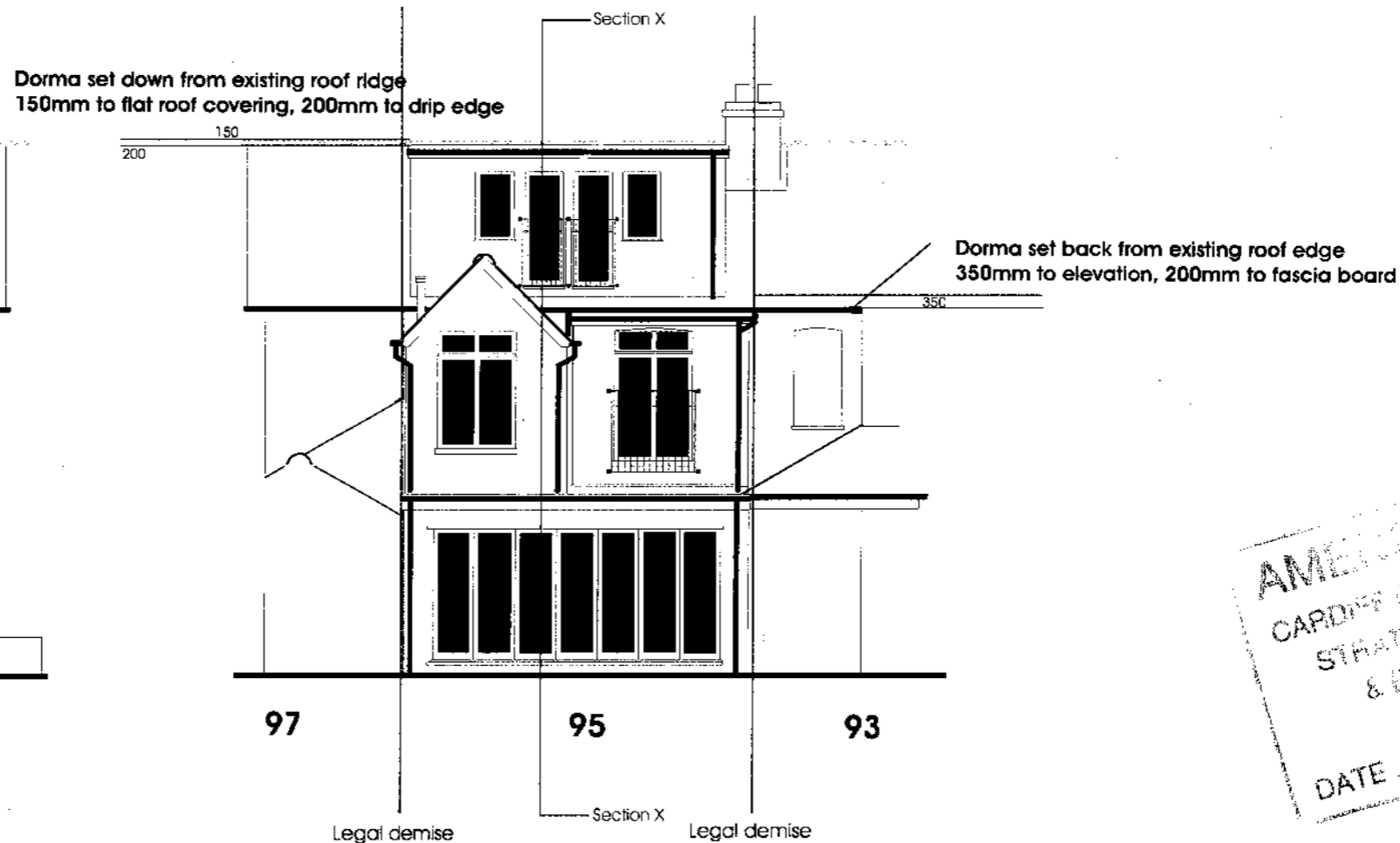
Project: 95 Fairleigh Road, Cardiff	
Second Floor Plan	Scale: 1:100 (A3)
General Layout	Revision: 05/11/18 (G)
Drawn: GAK	Drwg. No: PP04SP03

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Front Elevation - Proposed



Rear Elevation - Proposed

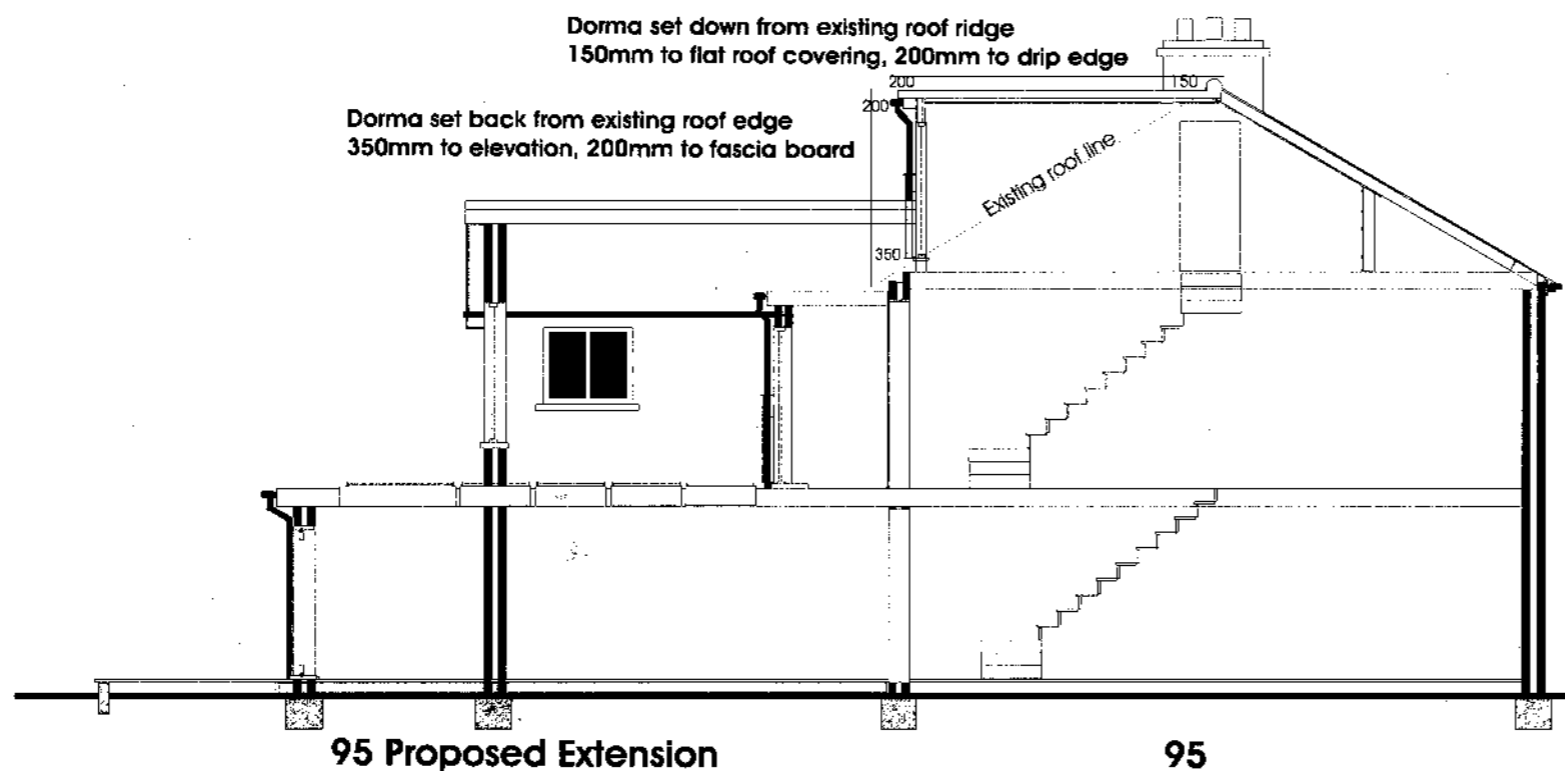


95 Fairleigh Road - Proposed Elevations

AMENITY PLAN
 CARDIFF COUNTY COUNCIL
 STRATEGIC PLANNING
 & ENVIRONMENT
 DATE 3.12.18

Fairleigh Road

Section X-X - Proposed



RESIDENTIAL USE



Project: 95 Fairleigh Road, Cardiff	
Elevations Proposed	Scale: 1:100 (A3)
General Layout	Revision: 29/11/18 (K)
Drawn: GAK	Drwg. No: PE04EL01

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LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 13/02/2018

APPLICATION No. **18/01820/MJR** APPLICATION DATE: 08/08/2018ED: **RADYR**

APP: TYPE: Full Planning Permission

APPLICANT: MELVIN PROPERTIES LONDON LTD

LOCATION: 45-47 DRYSGOL ROAD, RADYR, CARDIFF, CF15 8BS

PROPOSAL: PROPOSED DEMOLITION OF EXISTING DWELLINGS & OUTBUILDINGS. CONSTRUCTION OF TWO 3 STOREY BLOCKS, EACH OF 9 SELF CONTAINED APARTMENTS WITH ONSITE AMENITY, PARKING, CYCLE & REFUSE STORES AND CONSTRUCTION OF DETACHED 4 BED DWELLING WITH NEW ACCESS ONTO DRYSGOL ROAD

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

1. The development permitted shall be commenced before the expiration of two years from the date of this planning permission.
Reason: In accordance with the provisions of Sec. 91(1)(b) of the Town and Country Planning Act 1990 to allow review of the viability of the proposal, with relevance to meeting the aims of Policies KP6, KP7, KP8, H3, T5, T6 and C5 of the Cardiff Local Development Plan, if the development is not implemented within a two year period.
2. The development shall be carried out in accordance with the following approved plans unless otherwise expressly required by Conditions 3 - 10:
 - AL(01)01 Rev. D – Proposed Ground Floor Plans
 - AL(01)02 Rev. C – Proposed First Floor Plans
 - AL(01)03 Rev. C – Proposed Second Floor Plan
 - AL(01)09 Rev. C – Proposed Elevations Block A
 - AL(01)10 Rev. C – Proposed Elevations Block B
 - AL(01)11 Rev. F – Proposed Elevations
 - AL(01)20 – Proposed Gates
 - AL(02)01 – Proposed House Ground Floor Plan
 - AL(02)02 – Proposed House First Floor Plan
 - AL(02)10 – Proposed House Front & Rear Elevations
 - AL(02)11 – Proposed House Side Elevations
 - AL(90)02 Rev. H – Proposed Site Plan

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. 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.

4. No development shall commence until a drainage scheme for the site, including an assessment of potential to dispose of surface water by sustainable means, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the development.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents, ensure no pollution of or detriment to the environment and in the interests of water sensitive design in accordance with Policies EN10 and EN14 of the Cardiff Local Development Plan 2006-2026.

5. Prior to beneficial occupation use of the development, hereby approved, 30 undercover, secure and accessible cycle parking spaces shall be provided in accordance with details which shall first be approved by the Local Planning Authority. The cycle parking spaces shall thereafter be retained.

Reason: To promote sustainable modes of transport in accordance with Policy KP8 and T5 of the Cardiff Local Development Plan 2006-2026.

6. No development shall commence until a speed survey has been undertaken in the vicinity of the proposed access points to the development, hereby approved, and full details of the means of access, including any amendments required as informed by the speed survey,

have been submitted to and approved by the Local Planning Authority. The access points shall thereafter be implemented in accordance with the approved details prior to beneficial occupation.

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 in accordance with Policies T5 and T6 of the Cardiff Local Development Plan 2006-2026.

7. No development shall take place until a finalised, scaled Tree Protection Plan and full details concerning an auditable system of arboricultural site monitoring have been submitted to and approved by the LPA. The submitted plan and details shall be cross referenced within a finalised Arboricultural Method Statement. The development shall thereafter be undertaken in accordance with the approved details. Reason: In the interests of protecting Green Infrastructure in accordance with Policies KP15, KP16 and EN8 of the Cardiff Local Development Plan 2006-2026.

8. No development shall take place until the following landscaping details have been submitted to and approved by the LPA: -

- A scaled planting plan.
- A plant schedule.
- A topsoil and subsoil specification based on a soil assessment carried out in accordance with the Soils and Development Technical Guidance Note.
- Evidence to demonstrate that services, including drainage, will not conflict with proposed planting.
- Tree pit section and plan views showing how the tree will have access to adequate root available soil volume to support healthy long-term growth.
- A planting methodology and 5 year aftercare methodology.
- A landscaping implementation programme.

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.

Any 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 LPA gives written consent to any variation.

Reason: In the interests of the visual amenity of the area, protecting and enhancing Green Infrastructure in accordance with Policies KP5, KP15, KP16 and EN8 of the Cardiff Local Development Plan 2006-2026.

9. Prior to their application details of the external finishing materials and architectural detailing of the buildings, hereby approved, shall be approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In order to secure a high quality development in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
10. Any topsoil or subsoil (natural or manufactured) /Aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.
Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

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 applicant's ownership.

RECOMMENDATION 4: The contamination assessments and the affects 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;
- 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.

RECOMMENDATION 5: It is considered best practise to have a Site Waste Management Plan for demolition projects. Materials should be reused and recycled as much as possible.

For a development of 18 apartments, the following bins are required:

Dry Recyclables:	2 x 1100 litre bulk bins
Food waste:	2 x 240 litre bins
General waste:	2 x 1100 litre bulk bins

These should be split equally between the 2 storage areas.

If communal bins are used the crews would be able to collect from the store on site (as long as the distance travelled was less than 25m from the collection vehicle).

The developer is advised; as bulk containers are required for this development, access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle.

Communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided- natural or artificial, and good natural ventilation if completely enclosed.

A designated area for the storage of bulky waste is now a compulsory element of all communal bin stores. The City of Cardiff Council offers residents a collection service, for items which are too large to be disposed of in general waste bins (i.e. fridges, televisions, mattresses etc.). There must be a designated area where these items can be left, with appropriate access to allow Council collection crews to remove. This area will prevent unwanted waste being left in the communal bin store or other areas, thereby improving the aesthetics of the site.

Bulk containers must be provided by the developer/other appropriate agent, to the Councils' specification (**steel containers are required where capacity exceeds 240 litres**) as determined by S46 of the Environment Protection Act 1990 and can be purchased directly from the Council. Please contact the Waste Management's commercial department for further information on 02920 717500.

The detached dwelling will require the following for recycling and waste collections:

- 1 x 140 litre bin for general waste
- 1 x 240 litre bin for garden waste
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 140 litres)

The storage of which must be sensitively integrated into the design.

The bins will need to be placed on Drysgol Road for collection.

Since 27th July 2015, the developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team on **029 20717501**.

The kitchens should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage the correct disposal of waste.

Refuse storage, once implemented, must be retained for future use.

RECOMMENDATION 6 : This development falls within

- a] a radon affected area and may require full radon protective measures,
- b] an area which has a geological predisposition to radon and will require basic radon protective measures, as recommended for the purposes of the Building Regulations 2010 (As Amended). Should you have any queries in this matter I would suggest you consult with my Building Control Division

RECOMMENDATION 7 : 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 8: Welsh Water advise that:

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

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

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we

kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

1. DESCRIPTION OF THE SITE AND AREA

- 1.1 The application site comprises the curtilage of two existing large detached houses set in substantial plots. The existing dwellings are both of a differing modern design but share a similar mass and rhythm. Principal features include pitched roofs and front facing gables. Both properties benefit from large frontages with no. 47 benefitting from a substantial area of hard surfacing both frontages are screened by low stone walls with hedging behind. No. 45 is finished in render and no. 47 in brick and cladding. Both properties extend effectively the full width of their plots with minimal spacing retained between buildings.
- 1.2 The immediate area, particularly the row of buildings to this part of Drysgol Road, is characterised by large detached dwellings of differing designs, but sharing a similar mass and rhythm. Buildings within the immediate area are characterised by a white render and red clay tile finish, however, there is variation.
- 1.3 The Radyr Golf club lies directly in front of the site providing an open aspect over the golf course from the site. To the rear of the site is a dense coverage of trees subject to a preservation order. The property to the west side of the site, Whitehall, is a Grade II Listed Building.
- 1.4 The site is located within a suburban area to the north of the City accessible via secondary routes from the A470 and A4119.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Planning permission is sought for the demolition of the existing buildings, which would be replaced with two apartment blocks and a detached dwelling to the rear of the site.
- 2.2 The proposed apartment buildings would be of three stories in height, approximately 7m to eaves and 11.5m to ridge, and of a contemporary design featuring double fronted facing gables and a significant use of glass, including balcony features. The western block would be finished in brick and the eastern block in render with complementary brick detailing. Both blocks would be completed with pitched roofs finished in grey slate.
- 2.3 Each block would be sited in the approximate location of the existing dwellings, however, the overall footprint and mass, particularly vertically, would be increased. The spacing between neighbouring boundaries and buildings would, however, be increased.

- 2.4 The frontage would consist of a car park with two access points, served by gates, off Drysgol Road. The car park would benefit from 20 parking spaces. To each side boundary space for refuse and cycle storage is provided. The frontage would be landscaped with trees and a hedge to the front boundary, behind a stone wall, which would screen the car park.
- 2.5 To the rear a large communal gardens would be provided with boundary planting and an area of hard surfacing.
- 2.6 The proposed detached dwelling would be sited to the north east of the site directly behind the eastern apartment block. The dwelling would be of two stories in height with the first floor partly within the roof space and, therefore, is approximately 4.4m to eaves and 8.5m to ridge at its highest point. Incorporating gable features the design is contemporary in nature and to be finished in white render, grey slate with brick detail.
- 2.7 The proposed detached dwelling would be accessed from a private drive way off Drysgol Road along the eastern boundary of the site and would benefit from substantial grounds including a driveway for the parking of vehicles and private amenity space.

3. PLANNING HISTORY

- 3.1 There is no pertinent planning history relating to the application site.

4. POLICY FRAMEWORK

- 4.1 National Planning Policy
- Planning Policy Wales (10th Ed, 2018)
 - Technical Advice Note 2: Planning and Affordable Housing (2006)
 - Technical Advice Note 5: Nature Conservation and Planning (2009)
 - Technical Advice Note 10: Tree Preservation Orders (1997)
 - Technical Advice Note 11: Noise (1997)
 - Technical Advice Note 12: Design (2016)
 - Technical Advice Note 15: Development and Flood Risk (2004)
 - Technical Advice Note 16: Sport, Recreation and Open Space (2009)
 - Technical Advice Note 18: Transport (2007)
- 4.2 Cardiff Local Development Plan 2006-2026
- Policy KP1 (Level of Growth)
 - Policy KP3(B) (Settlement Boundaries)
 - Policy KP5 (Good Quality and Sustainable Design)
 - Policy KP6 (New Infrastructure)
 - Policy KP7 (Planning Obligations)
 - Policy KP8 (Sustainable Transport)
 - Policy KP13 (Responding to Evidenced Social Needs)
 - Policy KP15 (Climate Change)
 - Policy KP16 (Green Infrastructure)
 - Policy KP17 (Built Heritage)

- Policy KP18 (Natural Resources)
- Policy H3 (Affordable Housing)
- Policy EN6 (Ecological Networks and Feature of Importance for Biodiversity)
- Policy EN7 (Priority Habitats and Species)
- Policy EN8 (Trees, Woodlands and Hedgerows)
- Policy EN9 (Conservation of the Built Environment)
- Policy EN10 (Water Sensitive Design)
- Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
- Policy EN14 (Flood Risk)
- Policy T5 (Managing Transport Impacts)
- Policy T6 (Impact on Transport Networks and Services)
- Policy C5 (Provision for Open Space, Outdoor Recreation, Children's Play and Sport)
- Policy W2 (Provision for Waste Management Facilities in Development)

4.3 Supplementary Planning Guidance

- Green Infrastructure (November 2017)
- Infill Sites (November 2017)
- Managing Transportation Impacts (July 2018)
- Planning Obligations (January 2017)
- Residential Design Guide (January 2017)
- Waste Collection and Storage (October 2016)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Operational Manager (Flood & Coastal Risk Management) has been consulted, no representations have been received.

5.2 The Operational Manager (Traffic and Transportation) advises that there is no in principle objection to the proposal. An appropriate planning condition and a Sec. 278 agreement will be required with regard to the crossover and access points. With regard to the access points it is considered that further information is required to ensure that there is no adverse impact upon highways safety, a condition is recommended in this regard. The proposed car parking accords with the maximum allowable based upon the current guidelines. Cycle parking will need to be provided at a ratio of 1 per bedroom and should be covered, secure and accessible further details are required in this regard. Given the overall increase in dwellings, and the desire to maximise the use of sustainable modes of transport contributions of £10,000 would be sought to provide improvements to bus stops on Park Road are considered necessary to maximise sustainable modes of transport.

5.3 The Operational Manager (Waste Management) advises that it is considered to be best practice to have a site waste management plan for demolition projects. The proposed storage for 18 apartments is acceptable. Advice with regard the required storage containers and general advisory notes are provided.

- 5.4 The Operational Manger (Shared Regulatory Services – Pollution Control) advises that a scheme of sound insulation works to the floor/ceiling and party wall structure between each unit must comply with Part E of the Building Regulations and that a noise assessment shall be submitted in respect of fixed plant conditions are requested in this regard. An advisory note in respect of construction site noise is also requested.
- 5.5 The Operational Manager (Parks and Sport) advises that an open space requirement of 0.061ha is required for the development, on the basis that no on-site provision is to be provided a financial contribution of £25,835 should be sought towards new or existing open space.
- 5.6 The Operational Manager (Housing Development) advises that 20% affordable housing would be required in respect of this brownfield site. The priority is to provide on-site provision, however, given the proposed design and configuration a financial contribution of £310,996, in lieu of on-site provision, should be sought.
- 5.7 The Operational Manger (Shared Regulatory Services – Environment Team) raises no objection to the proposal advising that the site is formerly residential and contamination is not known at the site, however, conditions are recommended in respect of unforeseen contamination and imported materials. Advisory notes in respect of Radon Gas and contamination are provided.
- 5.8 The Council's Planner (Trees and Landscaping) advises that subject to the development being carried out in full accordance with the details submitted no harm is likely to result to trees of amenity value. There is concern that future residents may consider the trees over dominant and seek their removal or unsuitable pruning as a consequence. Underground services could substantially compromise root protection areas of trees. Whilst the indicative planting proposed is welcomed fully detailed landscaping proposals are required.
- 5.9 The Council's Planner (Ecology) has been consulted, no representations have been received.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Welsh Water raise no objections to the proposal subject to condition requiring further details of drainage, to include an assessment of the potential to dispose of surface water by sustainable means. Advisory notes are also provided.
- 6.2 The District Valuer has assessed the Viability Report submitted with the application and concludes that for a fully open market scheme, with a fixed benchmark of 2.6m and allowing for a 17.5% developer return a significant deficit of -£419,230 would result. The scheme is unviable and may indeed be undeliverable unless cost savings are found or profit expectations lowered. If planning permission is granted on the basis of no contributions it is suggested a time scale for delivery is agreed which if not met triggers a viability review.

7. REPRESENTATIONS

- 7.1 The application was advertised by way of neighbour consultation letters, site notices and advertisement in the press.
- 7.2 A Petition of 97 signatories has been received objecting to the proposal. The petitioners object on the basis that the proposed development:
- constitutes overdevelopment of the site;
 - would be overbearing upon the setting of the neighbouring Listed Building;
 - would be out of character and scale;
 - consists of a large car park to the frontage which will be detrimental to visual amenity;
 - results in a detached dwelling to the rear which would create a new building line;
 - will result in increased traffic creating highway safety issues and there are inadequate vision splays;
 - would not be adequately screened, as detailed in the Design and Access Statement, from the rear by TPO trees.
- 7.3 Letters of representation, objecting to the proposal, have been received from a total of 12 parties representing the following addresses:
- 43 and 49 Drysgol Road
 - 40, 46 and 82 Heol Isaf
 - 9 Windsor Avenue
 - 10 Ffordd Y Berllan
 - 27 Maes Y Crofft
 - 29 Penrhos
 - 6 Maes Y Bryn
 - 5 Maple Tree Close

A summary of the objections are detailed below:

- The existing houses contribute to the character of the area;
- The proposal is out of keeping and detrimental to the character of the area and constitutes overdevelopment;
- The proposal would have an adverse impact upon the setting of a Listed Building;
- The site is not included in the development plan for new housing;
- The proposal would overshadow and restrict light to neighbouring properties, be of detriment to privacy of neighbouring occupiers and detrimental to outlook from neighbouring properties;
- Increased traffic, parking congestion and detriment to highway safety;
- Inconvenience, disturbance and pollution resulting from construction works;
- There is insufficient information relating to the proposals impact upon protected species;

- Increase in air pollution;
- The proposal would put strain on local services;
- Existing flats are available nearby and, therefore, there is no need for additional flats;
- Proposal does not accord with Wellbeing of Future Generations Act.

7.4 Local Ward Member Cllr McKerlich objects to the proposal. For reason that the houses to be demolished contribute greatly to the character of the area and are of a scale and type which are necessary to provide a range of family accommodation in the area. Conversely the flats proposed are out of keeping with neighbouring homes and will add significantly to traffic within the area, where there have been several accidents and many near misses, and that insufficient parking is provided for visitors, service vehicles and residents.

7.5 Radyr and Morganstown Community Council object to the proposal. Detailing that the proposal would:

- have an adverse effect on the neighbouring Listed Building;
- not provide affordable housing or planning gain;
- result in the loss of substantial detached houses which greatly contribute to the character of the area and are required to provide a range of family accommodation in the area;
- be out of character with neighbouring homes;
- result in significant additional traffic in an area that has been the scene of several accidents and many near misses;
- provide insufficient parking provision for visitors, service vehicles and residents.

8. **ANALYSIS**

8.1 **Introduction**

8.1.1 The application site lies within the defined settlement boundary within an existing residential area. The existing dwellinghouses are provided no protection by planning policy and their demolition, subject to agreement of the means of demolition and restoration of land, are 'permitted development' not requiring the approval of the Local Planning Authority. Policy KP1 provides allowances for windfall sites, particularly on brown-field sites, and, therefore, the principle of the proposal is considered acceptable.

8.1.2 The principal matters for consideration are:

- the effect of the proposal upon the character of the area;
- the impact upon the amenity of neighbouring occupiers and the area,
- the proposals transport impact;
- planning obligations and viability.

8.2 **Impact Upon the Character of the Area**

- 8.2.1 Policy KP5 requires that all new development should respond *‘to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals’*.
- 8.2.2 A range of properties, principally large detached dwellings, which share a similar mass and rhythm, defines the local character, however, there is a significant variety of design and detailing within the area and whilst there is a core palette of materials there is some variety. The variation in design throughout the area allows for some diversity in design and although contemporary buildings are proposed the design reflects the key characteristic features of the area, such as gable features and use of render. The variety between the design of the two blocks is also considered to reflect the variety found within the area.
- 8.2.3 The proposal would provide a different type of dwelling to that which is principally found within the area, however, planning policy supports a mix of types of housing of different tenure and given the residential nature of the proposal it is not considered that there would be any fundamental harm to the residential character. The provision of flats of such number is considered to be an efficient use of land that provides housing choice.
- 8.2.4 The density of such a development does require a greater size of building and it is acknowledged that in terms of its overall mass each block is larger than other properties within the area. Regard must be given, however, to the existing context including the existing dwellinghouses to be demolished and neighbouring properties which are in themselves large buildings. In order to compensate for the increased depth and height, although the latter would not exceed that of the building to the east, the proposal would result in increased spacing between neighbouring buildings and has a varied form to its frontage and roof which serves to somewhat mask the bulk.
- 8.2.5 The Listed Building to the east of the site would not be dominated by the proposal the increased height is limited relative to the existing building and the increase in spacing compensates for any height increase. Therefore, it is considered that the setting of the building would not be affected.
- 8.2.6 The proposed detached dwelling would not be highly prominent within the streetscene and, therefore, has limited potential to impact upon the character of the area. Whilst the proposal constitutes ‘backland development’ it is suitably subservient relative to the existing and proposed principal frontage development.
- 8.2.7 Accordingly it is considered that the proposal has due regard to the context of the area and would complement its character, and, therefore, accords with the principles of Policy KP5 of the Cardiff Local Development plan.

8.3 Impact Upon the Amenity of Neighbouring Occupiers and the Area

- 8.3.1 Policy KP5 seeks to ensure that *'no undue effect on the amenity of neighbouring occupiers'* results from development.
- 8.3.2 The proposed apartment blocks, whilst higher than the existing buildings, have been sited so that spacing between neighbouring properties is increased and they do not significantly project beyond neighbouring buildings such that there would be potential for an overbearing impact, loss of light or overshadowing.
- 8.3.3 The proposed detached dwelling would be effectively screened from the majority of neighbouring properties by existing protected vegetation and is of a limited mass in proximity to neighbouring boundaries. Given its siting and scale it is considered the proposal has little potential to impact adversely on neighbouring amenity.
- 8.3.4 Neither the apartment blocks or detached dwelling, would benefit from windows, rooflights, balconets or balconies that would provide unrestricted views at a distance below 10.5m from boundaries or 21m from habitable room windows which is considered adequate to ensure privacy is protected, based upon current guidance.
- 8.3.5 The proposal benefits from sufficient amenity provision and there is no reason to believe that the use of the development would have any adverse impact upon the general amenity of the area to the detriment of neighbouring occupiers.
- 8.3.6 Accordingly it is considered that the proposal would not have any undue impact upon the general amenity of neighbouring occupiers or the area, and, therefore, accords with the principles of Policy KP5.

8.4 Transport Impact

- 8.4.1 Policy KP8 seeks to achieve a 50:50 modal split between journeys by car and other more sustainable means and, therefore, seeks to reduce reliance on the private car as a means of transport in favour of more sustainable methods. Policy T5, supports this key policy, by seeking to ensure *'that all new developments properly address the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement network and routes'*.
- 8.4.2 The proposal provides for adequate car parking facilities in accordance with current guidelines.
- 8.4.3 Bicycle parking spaces are proposed within the apartment curtilage to encourage and promote this sustainable mode of transport and the proposed dwelling benefits from sufficient space, including a large garage, to store bicycles.

8.4.4 It is considered in principle, with reference to the suitable car and bicycle parking provision, that the proposal could be provided without any adverse transport impact resulting. The location of one of the three access points, in close proximity to a curve in the road, does raise cause for concern as do the vision splays in general. In this regard it is considered further detail of the access points, vision splays and crossovers are required to ensure that there is no detriment to highway safety and a condition is recommended to address this matter.

8.4.5 It is considered, subject to conditions, that the proposal would have no adverse transport impact having a minimal impact upon the road network and, therefore, accords with the principles of Policies KP8 and T5.

8.5 Planning Obligations and Viability

8.5.1 National Policy and CIL regulations outline the legal requirements for a valid Planning obligation. Policy KP7 is also relevant and the Council's approved Planning Obligations SPG provides further guidance.

8.5.2 With reference to the Community Infrastructure Levy tests and approved SPG, contributions of £310,996 towards affordable housing provision, £10,000 towards bus stop improvements to promote this sustainable mode of transport and £25,835 towards public open space were sought.

8.5.3 A viability assessment has, however, been provided for the proposed development. The submitted assessment has been independently verified by the District Valuer (DVS) who finds the proposed development would be unviable if contributions were sought.

8.5.4 The relevant sections of the Council accept that it would be unreasonable to request financial contributions given the findings of the independently verified viability report.

8.5.5 In their report the DVS conclude that if the LPA are minded to grant planning permission on the basis of no contributions being provided, then a time scale for delivery should be agreed, which if not met would trigger a viability review. In respect of this matter a two year time limit to implement development is considered appropriate and recommended by condition.

8.6 Other Matters

8.6.1 Policy EN10 and EN14 require water sensitive design solutions that do not increase risk of flooding elsewhere are incorporated within new developments. In this regard insufficient information is provided on how surface water will be disposed of and a condition requiring further details is recommended to address this matter.

8.6.2 Policies KP15, KP16 and EN8 seek to ensure that green infrastructure is protected and the effects of climate change associated with such loss are mitigated. The principle of the proposed development in this regard is

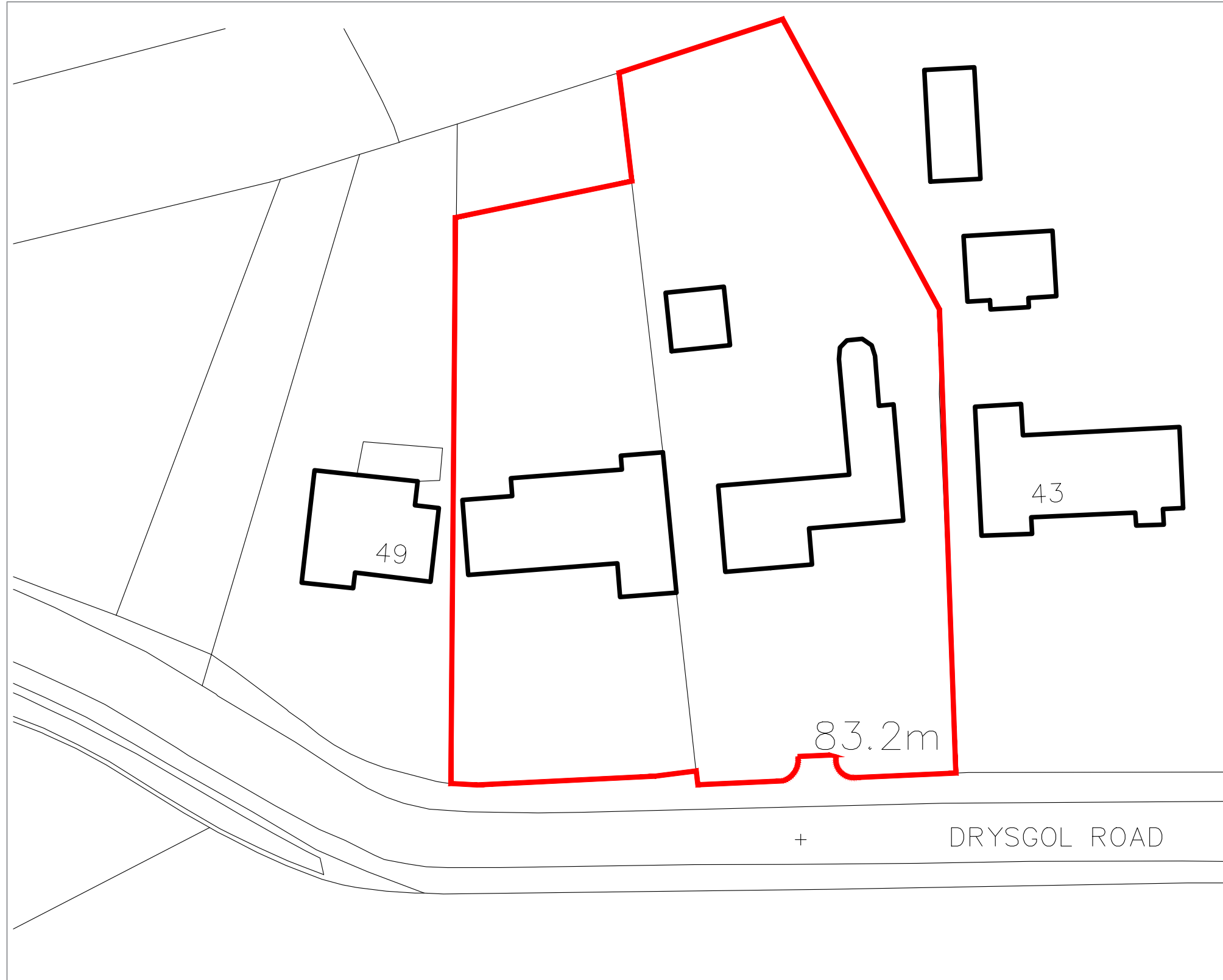
considered acceptable, however, further detail is required to ensure that appropriate landscaping is provided and that no harm results. A condition is recommended to address this matter.

- 8.6.3 Policies KP16, EN6 and EN7 are principally relevant in respect of ecological concerns. The Councils Ecologist has been consulted in respect of the application and has not raised any concerns.
- 8.6.4 The construction of the proposal, including demolition, would likely result in some disturbance and inconvenience to the area in the short term and this is to be expected when such works are being undertaken. It is considered, however, that the space within the curtilage of the site in and around the proposed buildings would provide sufficient space for a proposal of this size to be adequately managed without undue harm to the amenities of the area and neighbouring occupiers. Other controls exist in respect of matters that could cause harm including operational working hours and use of the highway, therefore, it is considered that planning controls in this regard, given the context of the site and proposal, are not warranted.
- 8.6.5 The comments of Shared Regulatory Services, referenced at para. 5.4 & 5.7 of this report, in respect of sound insulation and fixed plant are noted, however, it is considered that controls in this regard would not be appropriate. The sound insulation requirements duplicate controls of the Building Regulations and no fixed plant is proposed to the exterior of the building, therefore, conditions in this respect would not meet the tests of condition which include they must be reasonable, necessary and relevant to the development to be permitted.
- 8.6.6 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.
- 8.6.7 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, over and above any other person.
- 8.6.8 *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

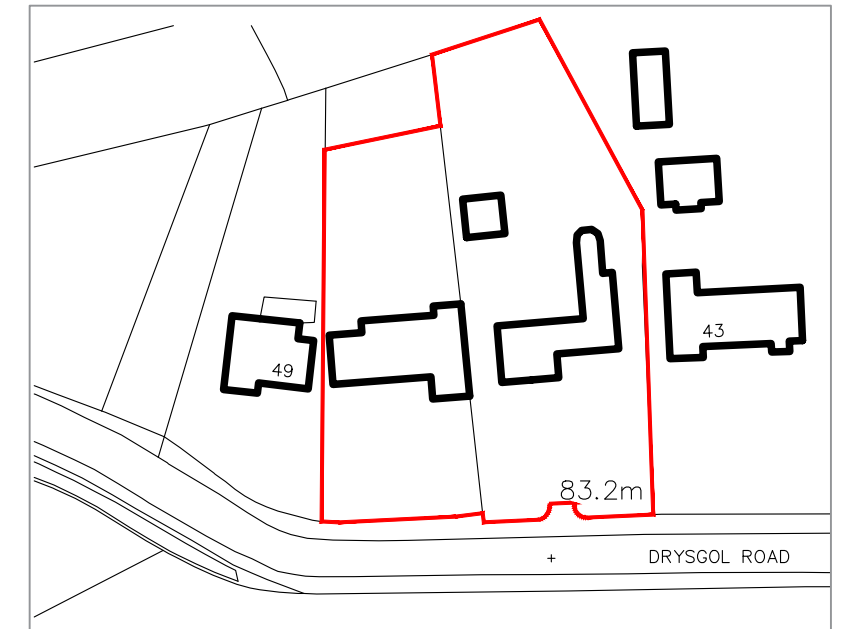
considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

8.7 **Conclusion**

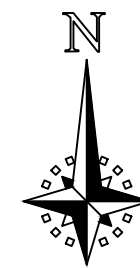
- 8.7.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended, subject to conditions, that planning permission be granted.



LOCATION PLAN
1:500



LOCATION PLAN
1:1250



Proposed Residential Development at 45-47 Drysgol Road, Cardiff		Job No. 17 117
Title Location Plan		Dwg No. AL(90)01 Rev. A
Date 22/01/2018	Drawn WS	Scale 1:500 & 1:1250 @ A3
		Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL. www.c2architects.co.uk tel: 029 20452100



Site Plan
1:500 @ A3

Planning Submittal Scheme



Proposed Residential Development at 45-47 Drysgol Road, Cardiff		Job No. 17 117
Title Proposed Site Plan		Dwg No. AL(90)02 Rev. H
Date 22/01/2018	Drawn MC	Scale 1:500 @A3, 1:250 @A1
 CJ Architects		Town planners Environmental & Urban design
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL.</small>		<small>www.cjarchitects.co.uk tel: 029 20452100</small>




Site Elevation
1:250 @ A3



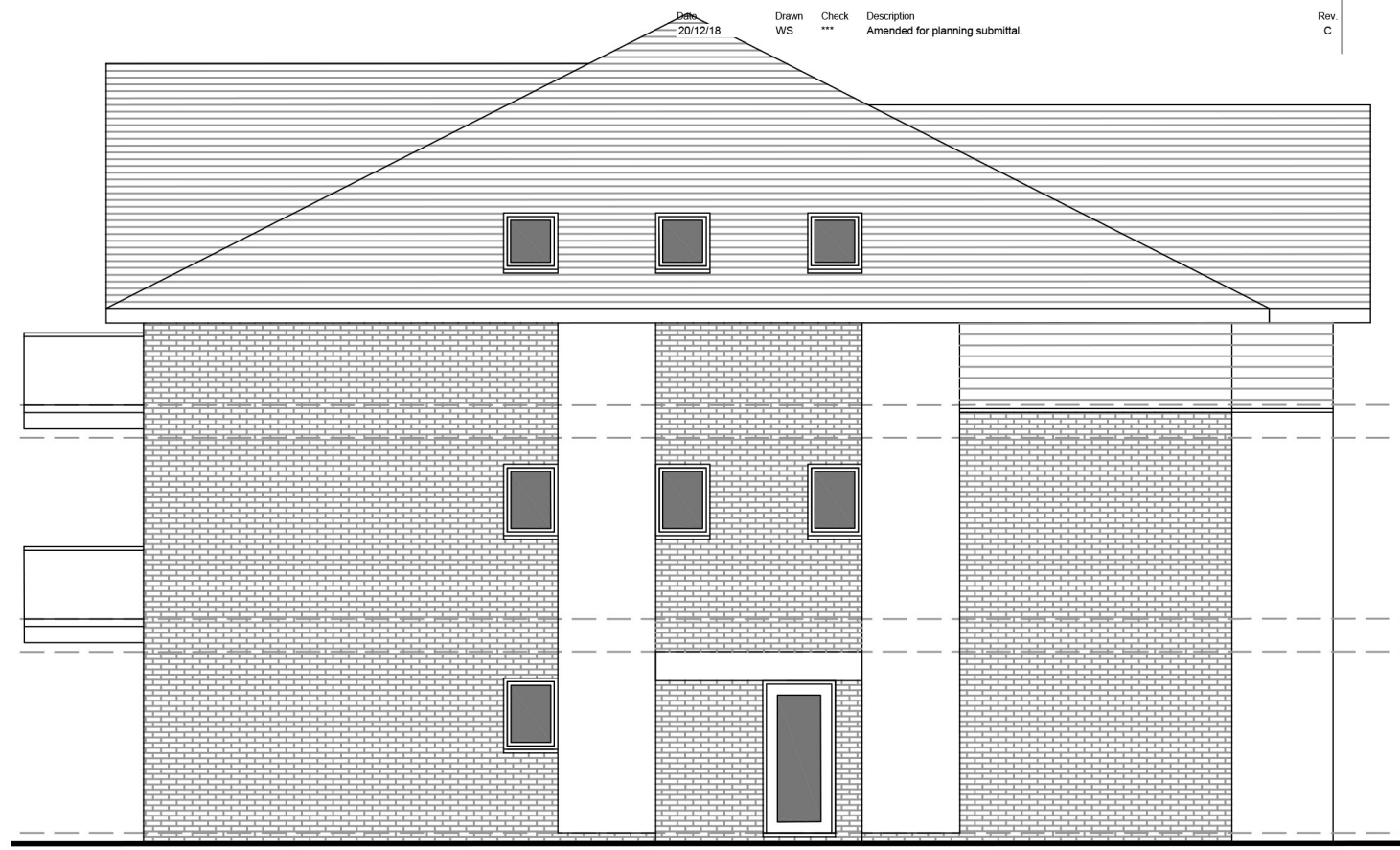
Contextual Elevation
1:250 @ A3

Planning Submittal Scheme

Proposed Residential Development at 45-47 Drysgol Road, Cardiff		Job No. 17 117	Rev. F
Title Proposed Elevations		Dwg No. AL(01)11	
Date 12/02/2018	Drawn MC	Scale 1:250 @A3	
 CJ Architects		Town planners	
		Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 6HL</small>		<small>www.cjarchitects.co.uk tel: 029 20452100</small>	



Front Elevation Block A
1:100 @ A3



Side Elevation Block A
1:100 @ A3



Rear Elevation Block A
1:100 @ A3

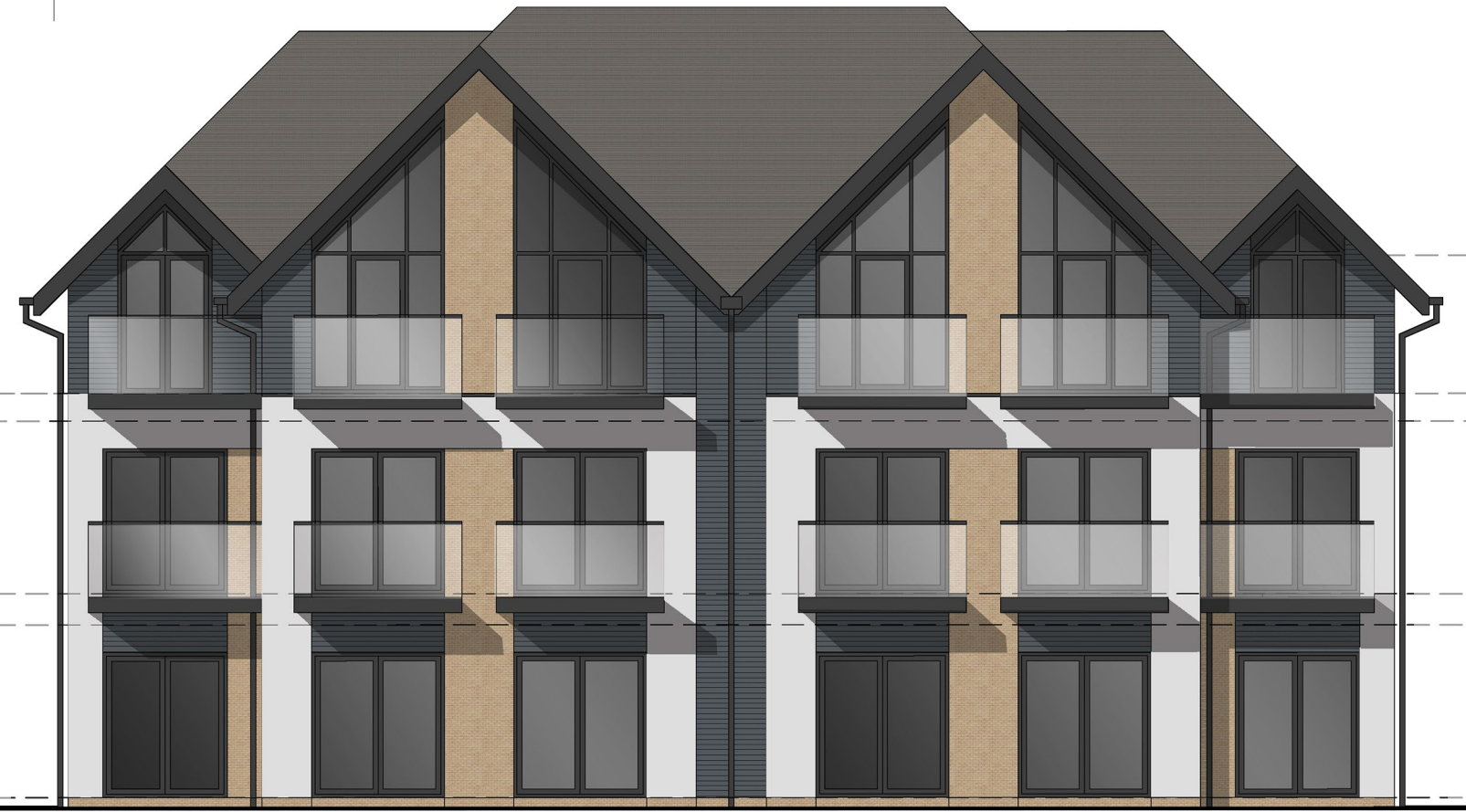


Side Elevation Block A
1:200 @ A3

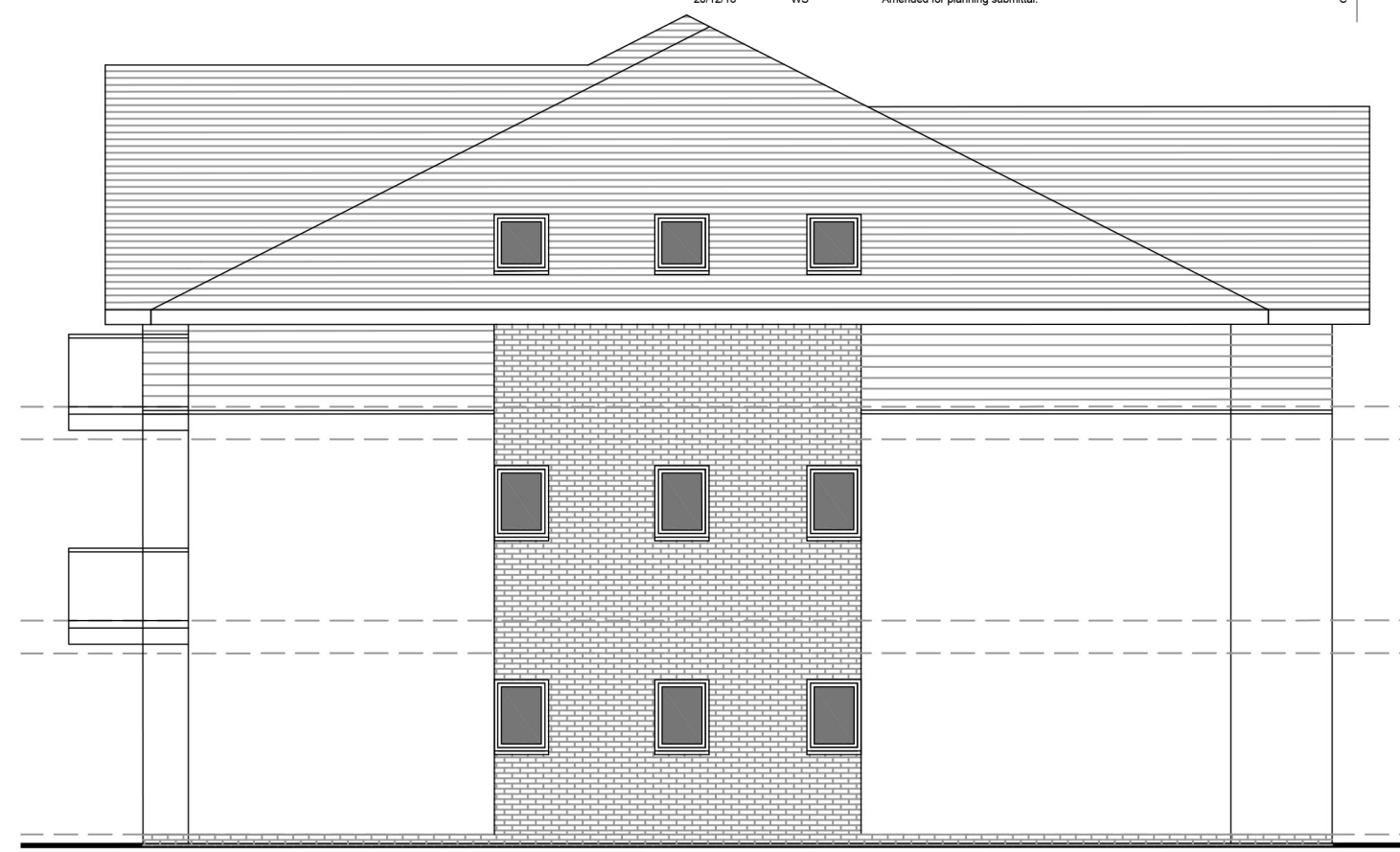
Planning Submittal Scheme

Date: 20/12/18
Drawn: WS
Check: ***
Description: Amended for planning submittal.
Rev: C

Proposed Residential Development at 45-47 Drysgol Road, Cardiff		Job No. 17 117	Rev. C
Title: Proposed Elevations Block A		Dwg No. AL(01)09	
Date: 12/02/2018	Drawn: MC	Scale: 1:100 & 200 @ A3	
 C² Architects		Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL</small>		<small>www.c2architects.co.uk tel: 029 20452100</small>	



Front Elevation Block B
1:100 @ A3



Side Elevation Block B
1:100 @ A3



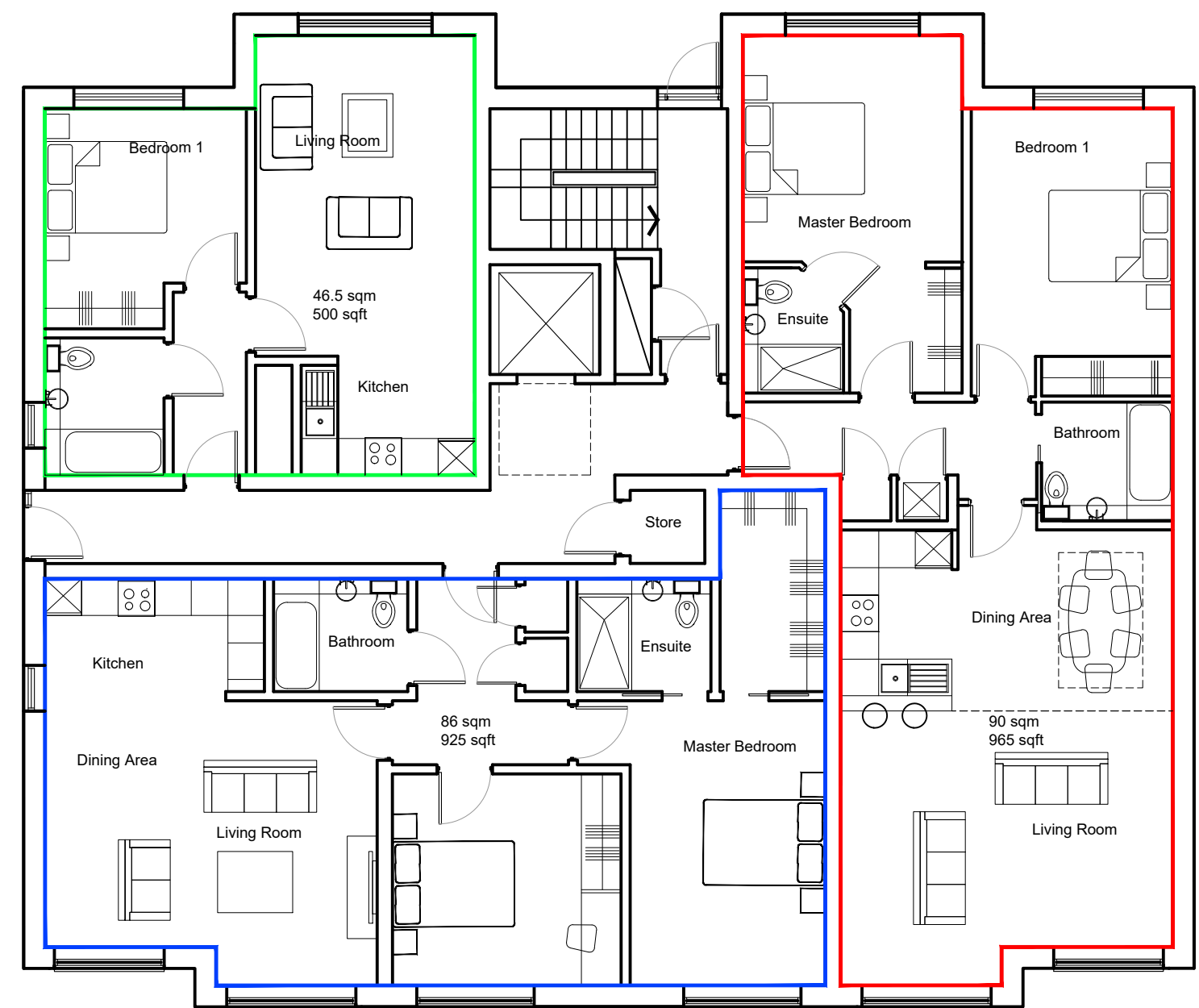
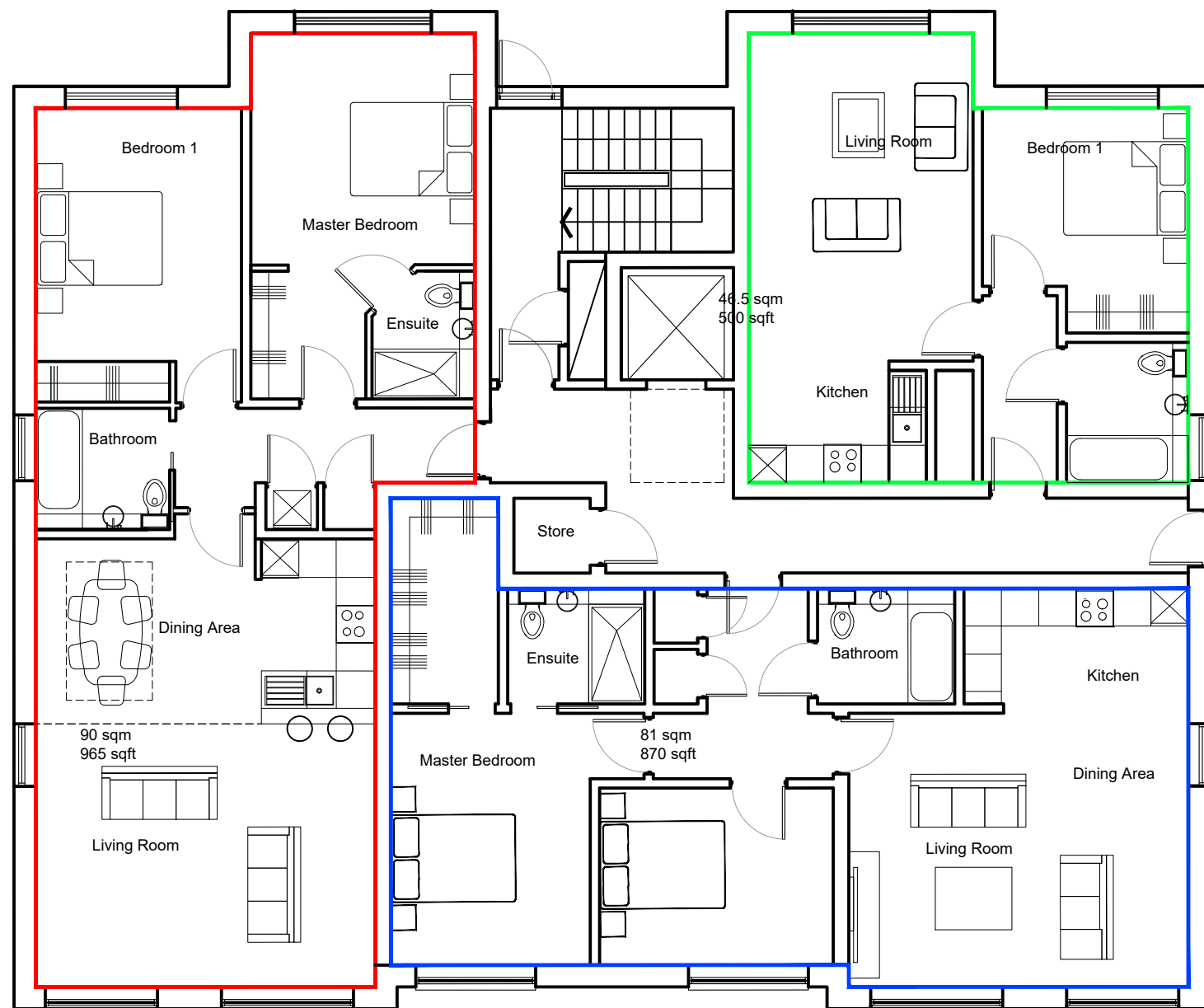
Rear Elevation Block B
1:100 @ A3



Side Elevation Block B
1:200 @ A3

Planning Submittal Scheme

Proposed Residential Development at 45-47 Drysgol Road, Cardiff		Job No. 17 117
Title Proposed Elevations Block B		Dwg No. AL(01)10 Rev. C
Date 12/02/2018	Drawn MC	Scale 1:100 & 200 @ A3
 Architects · Town planners Environmental & Urban design		www.c2architects.co.uk tel: 029 20452100
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL</small>		



Ground Floor Plan Block A
1:100 @ A3

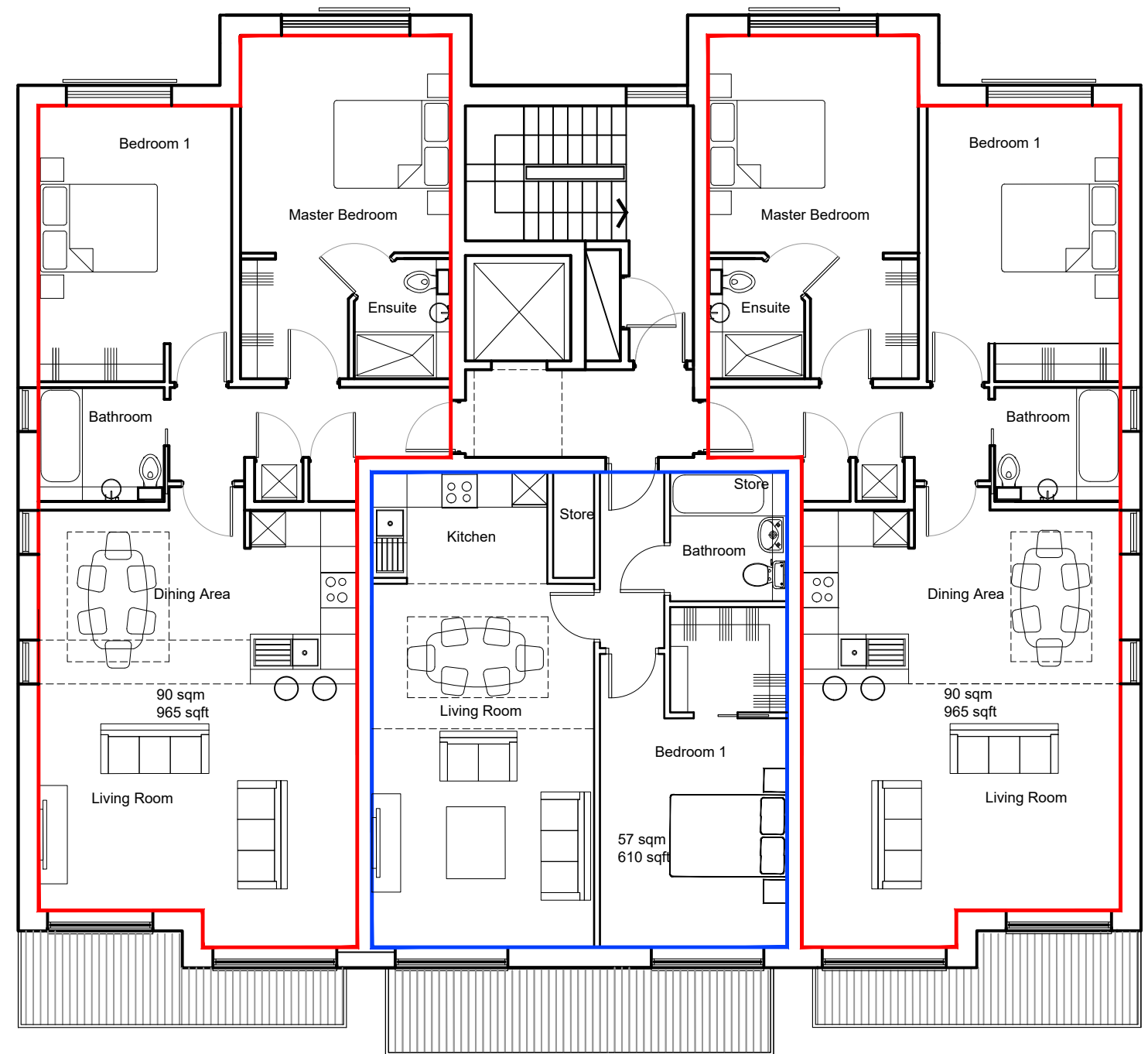
Ground Floor Plan Block B
1:100 @ A3

Planning Submittal Scheme

Proposed Residential Development at 45-47 Drysgol Road, Cardiff		Job No. 17 117
Title Proposed Ground Floor Plans		Dwg No. AL(01)01 Rev. D
Date 22/01/2018	Drawn MC	Scale 1:100 @ A3
 C² Architects		Town planners Environmental & Urban design
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL</small>		<small>www.c2architects.co.uk tel: 029 20452100</small>



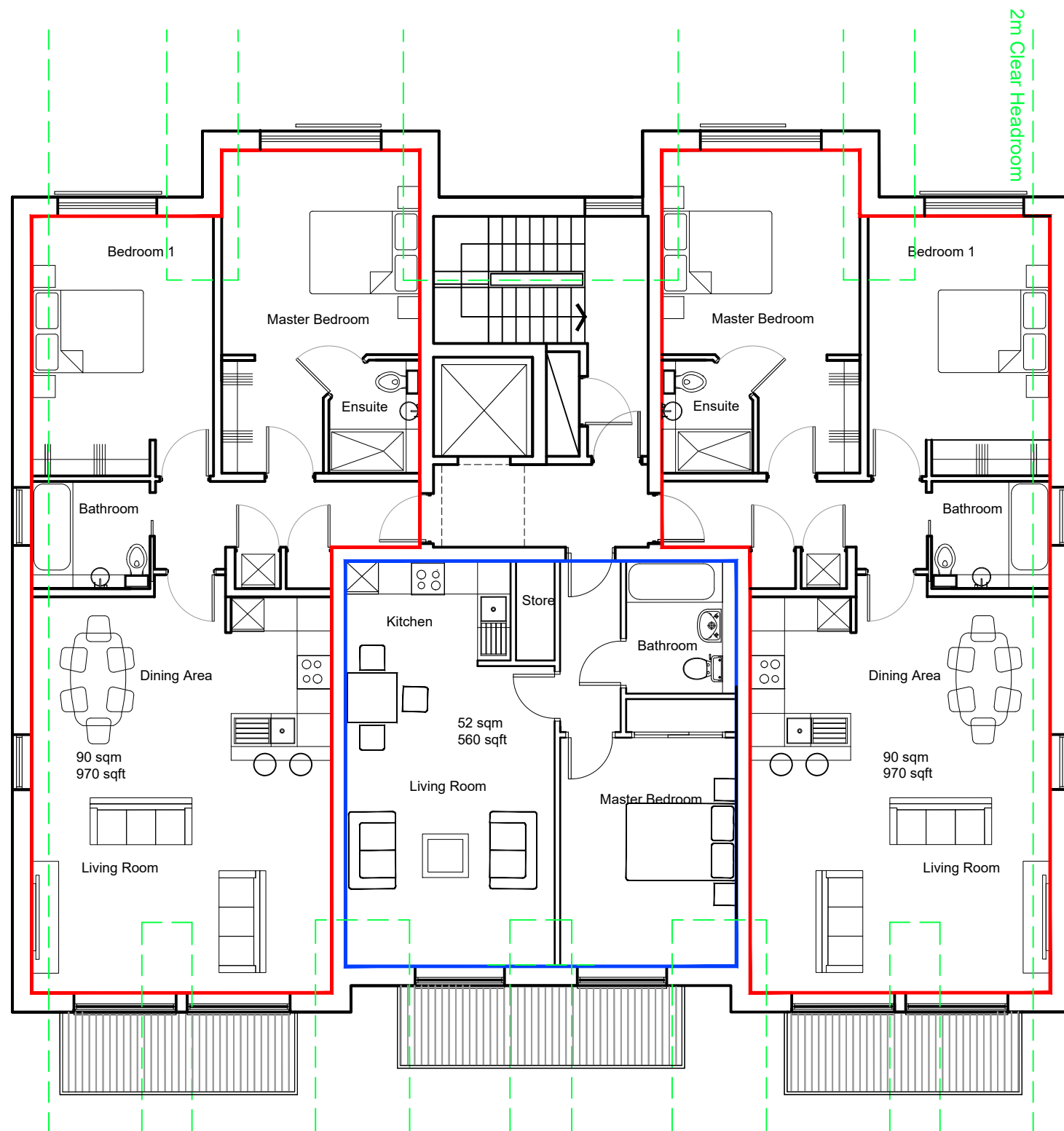
First Floor Plan Block A
1:100 @ A3



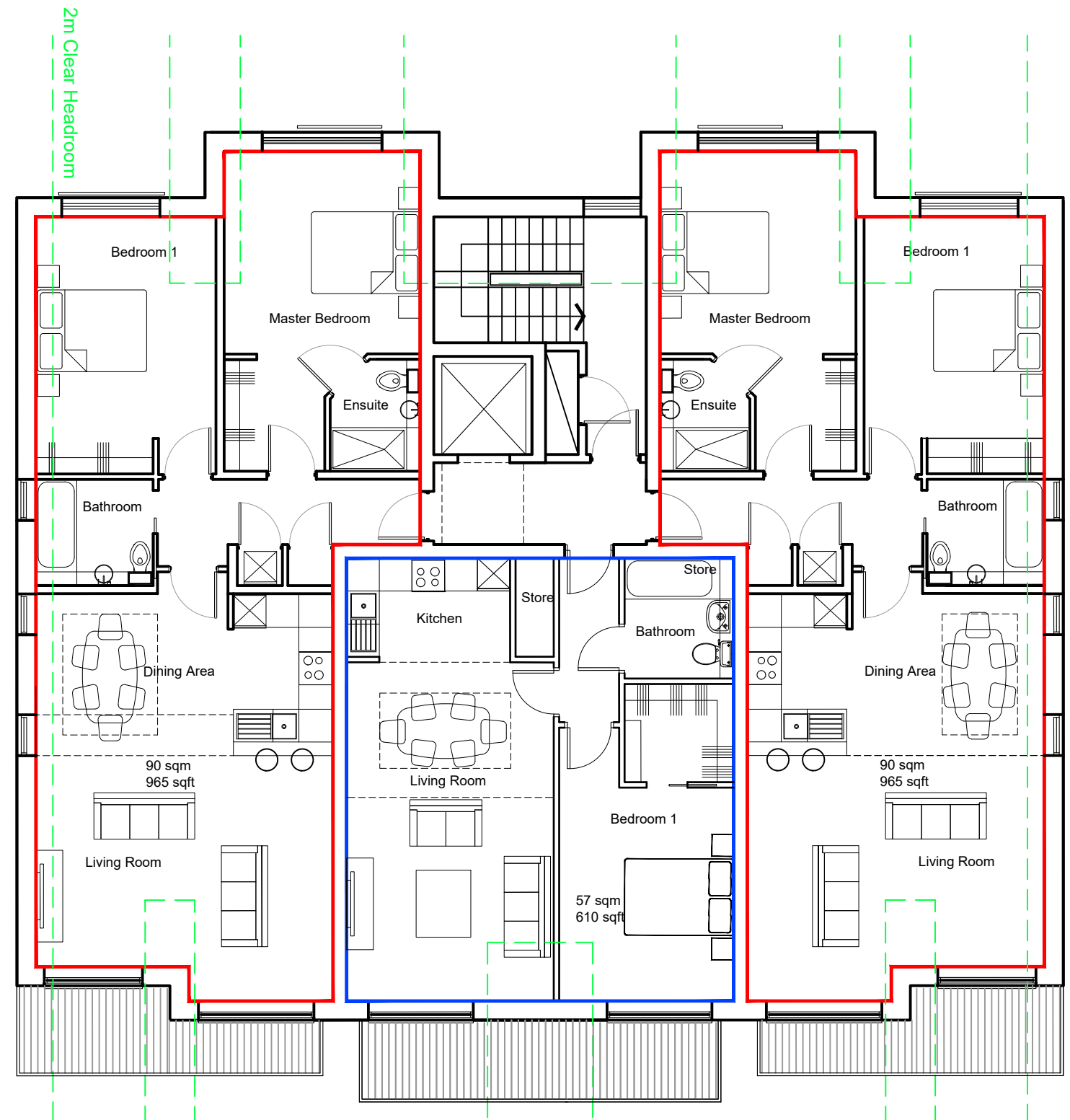
First Floor Plan Block B
1:100 @ A3

Planning Submittal Scheme

Proposed Residential Development at 45-47 Drysgol Road, Cardiff		Job No. 17 117	Rev. C
Title Proposed First Floor Plans		Dwg No. AL(01)02	
Date 22/01/2018	Drawn MC	Scale 1:100 @ A3	
 C Architects		Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL</small>		<small>www.c-architects.co.uk tel: 029 20452100</small>	



2nd Floor Plan Block A
1:100 @ A3



2nd Floor Plan Block B
1:100 @ A3

Planning Submittal Scheme

Proposed Residential Development at 45-47 Drysgol Road, Cardiff		Job No. 17 117
Title Proposed Second Floor Plan		Dwg No. AL(01)03 Rev. C
Date 22/01/2018	Drawn MC	Scale 1:100 @ A3
 C² Architects		Town planners Environmental & Urban design
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL</small>		<small>www.c2architects.co.uk tel: 029 20452100</small>

LOCAL MEMBER & AM OBJECTION & PETITION

COMMITTEE DATE: 13/02/2019

APPLICATION No. **18/00948/MJR** APPLICATION DATE: 03/05/2018

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: Mr CURRIE

LOCATION: 23-24 WORDSWORTH AVENUE, ROATH, CARDIFF, CF24 3FF

PROPOSAL: PROPOSED CONSTRUCTION OF 1 X 4 BED HOUSE AND THE EXTENSION & CONVERSION OF EXISTING BUILDINGS TO FORM A B1 OFFICE AND 3 SELF-CONTAINED APARTMENTS (1 X 3 BED AND 2 X 2 BED DUPLEX APARTMENTS) WITH ON-SITE PARKING, CYCLE, REFUSE AND AMENITY FACILITIES

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

1. The Development shall be carried out in accordance with the following approved plans and documents :

Plans

- AL(90)10 Rev K – Site and Location Plan
- AL(00)100 – Existing Floor Plans
- AL(00)101 - Existing North West Elevation
- AL(00)102 – Existing East Elevation
- AL(00)103 – Existing West Elevation
- AL(00)104 – Existing South East Elevation
- SK001 – Proposed Basement & Ground Floor Plan
- AL(01)12 Rev F – Proposed 1st Floor Plan
- AL(01)13 Rev G – Proposed 2nd Floor Plan
- AL(01)14 Rev F – Proposed Street Elevation
- AL(01)15 Rev D – Proposed North West Elevation
- AL(01)16 Rev D – Proposed West Elevation
- AL(01)17 Rev H – Proposed South East Elevation
- AL(01)18 Rev F – Proposed East Elevation
- AL(02)01 Rev D – Proposed House Floor Plans
- AL(02)2 Rev D – Proposed House Elevations
- AL(03)01 Rev C – Proposed Cycle & Bin Store
- AL(01)19 - Stone Wall Treatment
- AL(04)01 - Window Detail
- AL(90)12 Tree Protection Plan

Documents

Email from Arran Dallimore dated 21st August 2018

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.

2. 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 (2006 -2026).

3. 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 in accordance with policy EN13 of the Cardiff Local Development Plan (2006 -2026).

4. 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 material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

5. The commercial space shown on plan SK001 (proposed basement and ground floor plan) shall be used for the purposes specified in the application and for no other purpose (including any other purpose in Class B 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 B could prejudice the amenities of the area.

6. A construction management plan shall be submitted to and approved in writing by the Local Planning Authority within 1 months of the date of approval. The construction management plan shall include details of, but not be limited to the following: the access/parking of construction and deliveries vehicles, hours of operation, details of the management of loading and unloading and proposed dust/noise mitigation measures. The approved details shall be maintained during the construction of the development hereby approved.

Reason: to ensure the development does not cause unacceptable harm to adjoining neighbours or the highway, in accordance with policies T5, T6 and EN13 of the adopted Local Development Plan (2006-2016).

7. A scheme of sound insulation works to the floor and ceiling structure between the proposed commercial office use and any domestic use, shall, be submitted to and agreed by the Local Planning Authority in writing within 3 months of the date of approval. The approved scheme shall be implemented within 3 months of the date of approval, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy EN13 of the adopted Cardiff Local Development Plan (2006-2026).

8. Notwithstanding the submitted details, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of approval. These details shall include:

- A landscaping implementation programme.
- Scaled planting plans prepared by a qualified landscape architect.

- Proposed finished levels.
- Earthworks.
- Hard surfacing materials.
- Existing and proposed services and drainage above and below ground level.

Planting plans shall be supplemented by:

- Schedules of plant species, sizes, numbers or densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be supplied, including certification in accordance with British Standards and interpretive reports by a soil scientist demonstrating fitness for purpose and a methodology for handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology (minimum 5 years) prepared by a qualified landscape architect.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006-2026)

9. 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 5, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area in accordance with policy EN8 of the adopted Cardiff Local Development Plan (2006-2026).

10. Notwithstanding the submitted elevation drawings ref: AL(01)14 Rev F – Proposed Street Elevation and AL(01)15 Rev D – Proposed North West Elevation, the windows proposed on the Wordsworth Avenue elevations of the No. 23 and 24 Wordsworth Avenue shall be sliding wooden sash windows in accordance with Drawing No. AL(04)01 - Window detail.
Reason: To ensure that the character and appearance of the conservation area is preserved in accordance with policies KP5, KP17 and EN9 of the adopted Cardiff Development Plan (2006 – 2026).

11. Notwithstanding the submitted elevation drawings ref: AL(01)14 Rev F – Proposed Street Elevation and AL(01)15 Rev D – Proposed North West Elevation, details of any replacement doors to the Wordsworth Avenue elevations of No's 23 and 24 shall be submitted to and approved in writing by the Local Planning Authority.
Reason: to ensure that the character and appearance of the Wordsworth Avenue Conservation Area is preserved in accordance with policies KP5, KP17 and EN9 of the adopted Cardiff Development Plan (2006 – 2026).
12. Notwithstanding drawing ref: AL(01)19 – Stone Wall Treatment, details of the finish of the boundary wall between the application site and Woodland Place, in the precise location of the existing garage, shall be submitted to and approved by the LPA within 3 months of approval. The submitted details shall clearly demonstrate cock and hen coping and mortar detailing consistent with that evident in the rest of the wall. The approved detail shall be implemented within 1 month of approval.
Reason: To ensure that the character and appearance of the conservation area is preserved in accordance with policies KP5, KP17 and EN9 of the adopted Cardiff Development Plan (2006 – 2026).
13. Notwithstanding the approved plans and elevations, prior to the beneficial occupation of the two duplex apartments proposed within No. 23 Wordsworth Avenue, obscure glass to a height of 1.8m, shall be added to the balconies in the location shown on the submitted plans, unless otherwise agreed in writing by the LPA. The screens shall thereafter be retained and maintained.
Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).
14. Notwithstanding the submitted plans and elevations, within 1 months of the date of approval, obscure glass to a height of 1.8m shall be added to the balconies serving the duplex apartment proposed within No. 24 Wordsworth Avenue, unless otherwise agreed in writing by the LPA. The screens shall thereafter be retained and maintained.
Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).
15. The proposed car/cycle parking and manoeuvring areas shall be laid out in accordance with the approved details within 3 months of the date of approval, unless otherwise agreed in writing by the LPA, and shall thereafter maintained and retained at all times for those purposes associated 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 adopted Cardiff Local Development Plan (2006-2026).

16. Samples of the external finishing materials for the detached dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to its construction on site.
Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).
17. Within 3 months of the date of approval, details of the boundary enclosures proposed for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be constructed prior to the beneficial occupation of the final residential unit within the development and shall thereafter be retained and maintained.
Reason: To ensure that the amenities of the area are protected in accordance with policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).
18. The window which has been introduced into the ground floor east elevation of No. 24 Wordsworth Avenue, which is not shown on the approved plans, shall be removed within 1 month of the date of approval and the wall reinstated to match the equivalent element of the building.
Reason: to ensure that the character and appearance of the conservation area is preserved in accordance with policy KP17 and EN9 of the adopted Cardiff Local Development Plan (2006 – 2026)
19. Within 3 months of the date of approval, a drainage scheme for the site and timeframe for its implementation shall be 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 and timeframe. 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 in accordance with Policy EN10 of the adopted Local Development Plan (2006 - 2026)..
20. Within 3 months of the date of approval, a drainage scheme for the site and timeframe for its implementation shall be submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of the potential to dispose of surface and land water by sustainable means. Where a sustainable drainage scheme is to be provided the submitted detail shall:
 - i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measure taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. Include a period for its implementation; and

- iii. Provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

Reason: To ensure disposal of surface water via possible sustainable means in accordance with policy EN10 of the adopted Local Development Plan (2006 - 2026).

21. Notwithstanding the submitted plans and elevations, within 3 months of the date of approval, a schedule of works detailing improvements to No's 23 and 24 and timeframe for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, but not be limited to, details of any re-rendering required, details of any replacement materials proposed and details of the making good of any features of the existing building. The approved details will be implemented in accordance with the approved details and timeframe and shall thereafter be retained and maintained.

Reason: In order to preserve the historic asset, in accordance with policies KP5, KP17 & EN9 of the adopted Cardiff Local Development Plan (2006 - 2026).

RECOMMENDATION 2: The contamination assessments and the affects 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;
- (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 is advised to contact Dwr Cymru / Welsh Water on 0800 917 2652 or via email at developer.services@dwrcymru.com regarding any connection to the public sewer under S106 of the Water industry Act 1991.

RECOMMENDATION 6: Any changes proposed to the existing access from Wordsworth Avenue should be submitted to and agreed with the Council's Highways Section and may be subject of a highway licence. For further information contact. assetmanagement@cardiff.gov.uk.

RECOMMENDATION 7: The applicant is advised that a commercial contract is required for the collection and disposal of all commercial waste under section 34 of the Environmental Protection Act 1990. Owners or developers of commercial development/properties who require Cardiff County Council to collect and dispose of their waste are advised to contact the Commercial Services dept. (Tel: 029 2071 7500).

RECOMMENDATION 8: The applicant is advised that appropriate measures should be put in place to ensure that no harm is brought to the two street trees located to the front of the application site, along Wordsworth Avenue, during any construction works.

RECOMMENDATION 9: The applicant is reminded that the property to the rear of the site is Grade II Listed and therefore due care and attention must be given to ensuring that the historic fabric of this building it is not harmed as a result of any works, including clearance and construction works.

RECOMMENDATION 10: The developer is advised that bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK AND European legislation. If works are planned on buildings in which bats are known to be roosting, Natural Resources Wales must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and either NWR or a suitably qualified, experienced and licenced ecologist is consulted for advice on how to proceed.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no work of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation.

NRW can be contacted at:-

Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP.
Tel: 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR
Tel: 0345 1300 228

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought for the construction of 1 x 4 bed house and conversion of existing buildings to form 1 live work unit, and 3 self-contained apartments (1 x 2 bed duplex and 2 x 1 bed) with on-site parking, cycle, refuse and amenity facilities.
- 1.2 The detached dwelling proposed to the rear of the site would be located adjacent to No.10 Woodland Place, one of 10 listed properties arranged around a small cul-de-sac. The proposed dwelling would be set back approximately 7m from the front elevation of No. 10 Woodland Place and approximately 1m off its side elevation. The dwelling would have a private rear garden measuring approximately 98m². The form, layout and position of this dwelling would be consistent with that considered by planning committee under planning application ref: 17/01435/MNR.
- 1.3 No. 23 Wordsworth Avenue would be extended by way of the provision of an additional floor, with flat roof, to the existing rear annexe of the building along with the addition of pitched roof to the flat roofed side annexe. Balconies would also be added to the rear of the building along with a small dormer like addition to the rear roof slope.

- 1.4 The existing single storey side and rear extensions to No. 24 Wordsworth Avenue would be demolished. A single storey pitched roof extension, with parapet wall to create a flat roof aesthetic, is proposed to the rear of the building within the buildings side return. A metal structure containing balconies serving the first and second floor duplex apartment is proposed above this extension. This sits forward of the ground floor extension but in from its end elevation.
- 1.5 The existing link section between No's 23 and 24 would be updated as part of the proposal through being extended towards its rear and through alterations to the existing openings.
- 1.6 Each of the proposed flats would have a private balcony or terrace area measuring of a minimum of 4m². A small area of shared landscaped amenity space would also be provided to the rear of the flats.
- 1.7 Vehicular access to the site would be achieved via a new access road leading along the southern boundary of the site in the location of the existing garage. The initial part of the access road would measure 4.5m in width with the road widening out within the car park proposed towards the rear of the site. Pedestrian (resident/employee) access to the rear of the building would also achievable through the linking section between No's 23 and 24.
- 1.8 A dedicated refuse storage area for the residential properties would be located to the rear of site set within the car park. This would be positioned adjacent to a secure cycle store which would serve both the residential and office elements of the development.
- 1.9 A total of 8 car parking space are proposed serving the proposed apartments and office element of the development. These would be located to the rear of No's. 23 and 24 but in front of the proposed detached dwelling and its garden. Two dedicated parking spaces would be provided for the detached dwelling. These would be located directly in front of this property, between it and the stone wall site enclosure with Woodland Place.
- 1.10 Amended plans have been received along with a change in the application description. The revised proposal seeks full planning permission for the extension and conversion of 23 Wordsworth Avenue to form 2 x 1 bed apartments and 1 x 2 bed duplex apartment, the extension and conversion of 24 Wordsworth Avenue to form a ground floor B1 Office with 1 x 3 bed duplex apartment above, the erection of 1 x 4 bed detached dwelling and the provision of on-site parking, cycle, refuse and amenity facilities.
- 1.11 Aside from a change to the application description, a summary of the proposed changes within the amended plans are detailed below.
 - Alterations to the window openings located within the linking section between no's 23 and 24.
 - Changes to the design of the entrance doorway located in the linking section between no's 23 and 24.

- The omission of the window introduced to the ground floor, southern elevation of No. 24, formerly an internal door to the garage.
- The provision of a covered and lockable cycle store.
- The provision of separate refuse stores for the residential and office uses proposed.
- A reduction in the height of the wall and railings boundary enclosure proposed along the Wordsworth Avenue boundary of the site.
- The submission of details to provide clarity over the design of the parapet wall proposed for the ground floor extension to the rear of No. 24.

1.12 Further amended plans have been received together with a further change to the application description. Full planning permission is now sought for the extension and conversion of 23 and 24 Wordsworth Avenue into 2 x 2 bed duplex apartments, 1 x 3 bed duplex apartment and a ground floor B1 Office, along with the provision of 1 x 4 bed detached dwelling, on-site parking, cycle, refuse and amenity facilities within the grounds. This amendment sees the two 1 bed apartments previously proposed altered to form a single two bed duplex apartment, thereby reducing the total number of residential units proposed to 4. One car parking space has also been omitted with this space now being included as landscaping.

1.13 It should be noted that the following works have already been undertaken to the application site. These are not consistent with those considered under application ref: 17/01435/MNR and therefore, at this time, do not have a valid planning consent. This application therefore seeks to formally regularise them.

- The demolition of the existing single storey extensions to the side and rear of No. 24.
- The removal of the existing metal fire escape stairwell to the rear of No. 24.
- The demolition of the existing pitched roof garage to the side of No. 24 and the creation of a vehicular access to the rear of the site.
- The erection of a single storey, shallow pitched, extension within the side return to the rear of No. 24.
- The introduction of two window openings in place of existing doorways between the former Assembly Hall of the property and the garage and side extension and insertion of grey upvc windows into these openings.
- The removal of the means of enclosure (brick wall and fencing) to the Wordsworth Avenue elevation of the site.
- The removal and replacement of windows to the front of No's. 23 and 24 with wooden sliding sash windows painted white.
- The change of use of the ground floor of No. 24 to B1 Office use.
- The change of use of the upper floors of No. 24 to C3 residential use.
- Internal alterations to No's 23 and 24
- The replacement of windows to the rear of the site with grey upvc.
- The introduction of a balcony structure, including balcony screens, to the rear of No. 24.

2. **DESCRPTION OF SITE**

- 2.1 The application site measures 0.123 ha in size and is located on the corner of Wordsworth Avenue and Woodland Place within the Wordsworth Avenue Conservation Area. The site consists of a pair of Victorian properties, one forming part of a pair of semi-detached residential dwellings and the other the former Taibah School Building. The buildings have been in a poor state of repair for a number of years.
- 2.2 The former Taibah school building is a 3 storey pitched roof building with 3 storey pitched roof rear annexe and attached coach house/garage to its southern elevation. The building benefits from detailing, some of which is in a poor state of repair, such as quoins, window surround detailing, wooden sliding sash windows, ground floor ashlar effect rendering and a large ground floor bay window on its prominent front elevation. No. 23 Wordsworth Avenue is a 4 storey (including basement) semi-detached property with 3 storey side and 2.5 storey rear annexes. The building has a bay on its front elevation at basement, ground and first floor levels. The building benefits from wooden sliding sash windows on its front elevation. The two buildings are linked via a recessed 3 storey flat roofed link element which rises just above eaves level of both properties.
- 2.3 Wordsworth Avenue is lit and has footways on both sides leading to Newport Road, a main arterial route into the city centre.
- 2.4 The site is located adjacent to Woodland Place a cul-de-sac containing numerous Grade II listed 2 storey residential properties.
- 2.5 Access to the development is proposed via an access road leading along the southern boundary of the site. This would require the removal of the existing garage/coach house.
- 2.6 No trees with Tree Protection Orders are located on the site though a number of protected trees are located on the opposite side of the boundary wall between the site and Woodland Place.
- 2.7 The site is not located within a flood zone as defined by TAN 15.

3. **SITE HISTORY**

- 3.1 17/01435/MNR – Partial demolition of existing buildings and construction of 1 x 4 bed house and extension & conversion to form 7 self-contained apartments (3 x 2bed and 4 x 1bed) with onsite parking, cycle, refuse and amenity facilities. – Recommended for approval, subject to the signing of a S106, at Planning Committee in December 2017. The S106 remains unsigned.

4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales (Edition 10) December 2018.

4.2 Technical Advice Notes

Tan 12: Design (March 2016)

Tan 18: Transport (March 2007)

4.3 The Cardiff Local Development Plan (Adopted January 2016) provides the local planning policy framework. Relevant policies include:

KP5: Good Quality and Sustainable Design

KP6: New Infrastructure

KP7: Planning Obligations

KP8: Sustainable Transport

KP13: Responding to Evidenced Social Needs.

KP14: Healthy Living

KP15: Climate Change

KP17: Built Heritage

H3: Affordable Housing

H6: Change of Use or Redevelopment to Residential Use

EC7: Employment Proposals on Land Not Identified for Employment Use

T1: Walking and Cycling

T5: Managing Transport Impacts

T6: Impact on Transport Networks and Services

EN3: Landscape Protection

EN9: Conservation of the Historic Environment

EN10: Water Sensitive Design

EN13: Air, Noise, Light Pollution and Land Contamination

C3: Community Safety/Creating Safe Environments

W2: Provision for Waste Management Facilities in Development

4.4 Further advice is provided in the following adopted Supplementary Planning Guidance documents: (SPG's)

Planning Obligations (January 2017)

Residential Design Guide (January 2017)

Waste Collection and Storage Facilities (October 2016)

Infill Sites (November 2017)

Green Infrastructure (November 2017)

Managing Transportation Impacts (April 2018)

4.5 Wordsworth Avenue Conservation Area Appraisal (2008)

5. **INTERNAL CONSULTEE RESPONSES**

(Original Plans)

5.1 **Conservation**

The proposed scheme requires elements of the existing buildings to be demolished. These, with the exception of the garage/coach house, are located

to the rear of the buildings and therefore make little contribution to the conservation area and would not be resisted. The removal of the sections of the buildings proposed for demolition also fall outside of the control of planning.

The demolition of the side garage to No. 24 is considered acceptable provided that part of the gable end of the garage (facing south), which has a characterful random rubble stone finish with cock and hen coping, is retained as part of the wall along this boundary. This should be secured by way of condition.

The existing windows evident on the prominent front elevations of No's. 23 and 24, a number of which were either in a poor state of repair or have missing elements, would be replaced with wooden sliding sash windows consistent with those which are characteristic along the street. The replacement of these existing windows, as proposed, would therefore represent an enhancement within the conservation area.

Despite being less visually prominent, the windows proposed in the link section between No. 23 and 24 would fail to replicate the proportions and style of the other windows on the front elevations of these buildings, thereby failing to preserve the character and appearance of the conservation area. These windows would therefore expect to be amended accordingly. Similarly the modern entrance doorway proposed within this section would fail to preserve the character and appearance of the area and would expect to be reconsidered.

The reintroduction of the stepped entrance to number 23 and the retention of front door to number 24 is welcomed.

The boundary wall and railing detail shown on plan ref: AL(01)14 rev: D is not characteristic of the conservation area, or therefore consistent with the other means of enclosures evident along Wordsworth Avenue, given the height of the railings proposed. A reduction in the height of the railings and more proportionate wall to rail ratio would be expected.

The window proposed in the ground floor East elevation of No. 24, closest to Wordsworth Avenue, would represent highly prominent, incongruous, addition within the conservation area and would not be supported. The other two windows proposed in the ground floor of this elevation would not be prominent within the conservation area and would raise no objection.

The scale, detailing and materials for the proposed house to the rear is considered to be sensitive to its setting. The dwelling would be set well back (approx. 7m) from the Woodland Place frontage and concealed from prominent viewpoints by the existing high stone boundary wall and protected trees. Glimpsed views may be possible towards the first floor and roof of the house, however this would not be materially different to the existing view of the large annexe to 20 Wordsworth Avenue beyond. The house would not affect the way in which the 8-10 Woodland Place would be experienced. Beyond the group value of the cul-de-sac and the strong sense of enclosure, specific views out from these listed buildings are not considered to be a fundamental part of their historic character. Therefore it is considered that the setting of the listed

properties at 1-10 would be preserved.

5.2 **Transportation**

Highways comments were received for the amended plans only. (See below)

5.3 **Affordable Housing**

The Housing Strategy Manager states that, in line with the adopted LDP, an affordable housing contribution of 20% of the 5 units (1 unit) is sought on this brown-field site.

The preference is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements (DQR) for purchase by a nominated Registered Social Landlord (RSL) partner. However, if the affordable housing cannot be delivered on-site then we would consider accepting financial contribution. On this scheme, we would seek a financial contribution of **£86,072** (in lieu of 1 x 2 bed apartment unit) which is calculated in accordance with the formula in the Planning Obligations – Supplementary Planning Guidance (SPG) (2017).

5.4 **Trees**

There are no trees within this site meriting retention. A detailed landscaping scheme should be provided for the site. This should be secured by way of condition. The landscaping scheme should include a scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan view, planting methodology and aftercare methodology.

5.5 **Parks**

The Parks Officer has requested a condition be applied to any grant of planning permission requiring the submission of a method statement, detailing tree protection measures; including tree box protection, for the street trees located on the highway in front of the application during construction works.

The Parks Officer confirms that the number of proposed units (5) is below the threshold for an off-site POS contribution.

5.6 **Ecology**

The County Ecologist has considered the application proposal in relation to Table 2 of section 1.5.1 (Page 45) of the Ecology and Biodiversity section of the approved Green Infrastructure SPG, which sets out the criteria we use for deciding when a bat survey is needed. The nature and location of the application buildings and the works proposed to them suggest that there is a reasonable likelihood of an impact upon roosting bats, therefore any application should be supported by a bat survey to determine if this is the case. In particular, areas to be demolished such as the garage, and any works to roof structures should be subject to examination.

In the first instance a preliminary survey of bat roost potential should be undertaken. This can take place at any time of year. The outcome of a preliminary roost assessment will include one of the following:-

- an adverse impact upon bats is so unlikely that no further action in relation to bats is necessary, or
- the likelihood of an impact is low, such that precautionary mitigation measures can reduce this likelihood still further, or
- the likelihood of an impact upon bats is high, so further survey are needed in order to establish exactly what the impact would be, or
- the outcome is uncertain due to, for example, lack of access to certain areas of the building, so further survey are needed in order to establish exactly what the impact would be, or
- the impact is certain and can be defined precisely on the basis of the preliminary assessment, such that no further surveys are needed, but a licence issued by NRW would be required to allow works to proceed legally.

5.7 Waste Management

The Waste Strategy and Minimisation Manager considers the bin storage area indicated to be acceptable for the domestic element of the scheme, however the office accommodation would need a separate storage collection area as domestic and commercial waste must not be mixed. As such, amended plans, indicating the storage area for the office, are required.

Furthermore, vehicle tracking will need to be submitted in order to show that the Council's RCVs (Olympus 6x2RS 19N) will be able to access the site. The RCV must be able to enter and exit the road in a forward gear (it is not permitted to reverse down any roads). The vehicle tracking diagram must be able to show this. It is not clear from the plan whether the access is suitable for a refuse collection vehicle to enter the site. If the access is not suitable for the vehicle to enter the site then a collection point would need to be identified at the entrance to the site.

5.8 Drainage

The Operational Manager (Drainage) – Raises no objection to the application proposal subject to a condition regarding surface water drainage.

5.9 Pollution Control – Contaminated Land

Pollution Control (Contaminated Land) raise no objection subject to conditions.

5.10 Pollution Control – Noise and Air

Pollution Control (Noise and Air) raise no objection subject to conditions regarding sound proofing, office operation hours, office delivery times and Plant Noise.

5.11 **Amended Plans 1**

5.12 **Conservation**

The style, proportions, detailing and finishes of the windows and entrance doorway proposed in the link section between 23 and 24 within the amended plans would better reflect that of the rest of the front elevations and would therefore be considered appropriate within the context of the building and conservation area.

The omission of the window originally proposed in the ground floor East elevation of No. 24, closest to Wordsworth Avenue, is welcomed. As this window has already been inserted into the building, it is important that upon removal, the wall is rendered and finished consistent with that of the rest of the side elevation of the building.

The boundary wall and railing detail shown on plan ref: AL(01)14 rev: F better relates to the style and proportions of other means of enclosure evident along the street. As such, subject to a condition requiring the detail of the exact finishes of the means of enclosure being submitted to and approved by the LPA, the means of enclosure proposed is considered acceptable.

The parapet wall detail proposed for the single storey extension at the rear of No. 24 would aid in tying the rear extension in better with the balcony structure proposed above. Whilst the external steelwork for the balcony would be more subtle if it were to sit on the rear extension, given that this small detail would not be prominent within public views within the conservation area, the juxtaposition between the rear extension, including parapet detail, and the balcony structure is considered to preserve the appearance of the conservation area.

5.13 **Transportation**

The revised proposals are for a 3-bed apartment above the office (instead of the live/work unit), and 3 apartments to the north of this block, and a detached house at the rear.

The site will be accessed from the existing access immediately north of Woodland Place, and this will extend further into the site into an area of car parking. The access will be 4.5m initially, which will be enough for 2 standard cars to pass, and beyond this the access widens into the car park/turning area. This proposal is similar to the consented scheme. Refuse vehicles will not enter the site.

Two parking spaces are proposed for the detached house at the rear, located to its south. A total of 8 spaces are provided for the office and apartments. It is understood that the office element amounts to approximately 120m² and thus a maximum of 3 spaces are allowed according to current standards. The apartments can have a maximum of 7 spaces (including an allowance for visitor parking). The proposed number of vehicle parking spaces is therefore within

the maximum standards, albeit it is towards the higher end of what is allowable.

Cycle parking for the office/apartments is proposed in a covered store at the northern end of the car park. The detailed plan shows 6 Sheffield stands (therefore able to accommodate 12 spaces), although the spacing between the stands only appears to be 900mm, which is less than the minimum. However, the number of spaces is greater than the minimum allowed, and there is some additional room at either end of the cycle store, and thus there is scope to increase the spacing.

The Construction Management condition and highway license informative requested as part of application ref: 17/01435/MNR should be carried forward.

5.14 **Affordable Housing**

No further comments

5.15 **Parks**

No further comments

5.16 **Trees**

My previous comments stand, with the additional comment that the soft landscape bed separating the car-parking spaces has reduced in size by half and is barely viable in supporting anything other than shrubs. The previous much substantial bed with a tree offered a much better landscape feature and helps to break up the otherwise continuous swathe of hard-standing. I would ask that the bed revert to its original size. If this is impossible, then load-bearing soil cells with appropriate aeration/irrigation inlets should be provided beneath car-parking to double the root available soil volume.

5.17 **Ecology**

No further comments received

5.18 **Waste Management**

The proposed storage areas for the commercial and domestic waste and recycling have been noted and are acceptable.

The collection point has also been noted and is acceptable as documented in (AL(90)10 REV I).

Refuse storage, once implemented, must be retained for future use.

5.19 **Drainage**

No further comments

5.20 **PC – Contaminated Land**

No further comments

5.21 **PC – Noise and Air**

The comments made previously are reiterated.

5.22 **Amended Plans 2**

5.23 **Conservation**

No further Comments

5.24 **Transportation**

The omission of a car parking space is considered acceptable given the reduction in the number of residential units from 5 to 4.

5.25 **Affordable Housing**

Despite the number of residential units proposed on site been reduced from 5 to 4, the application site area is 0.1231 hectares in size. As such, the scheme would trigger Policy H3.

On that basis, the affordable housing contribution sought remains the same as originally sought, even with the reduction in numbers (20% x 4 = 1 unit).

*On this scheme, we would seek a financial contribution of **£86,072** (in lieu of 1 x 2 bed apartment unit) which is calculated in accordance with the formula in the Planning Obligations – Supplementary Planning Guidance (SPG) (2017).*

5.26 **Parks**

No further comments

5.27 **Trees**

No further comments

5.28 **Ecology**

No further comments

5.29 **Waste Management**

No further comments

5.30 **Drainage**

No further comments

5.31 **PC – Contaminated Land**

No further comments

5.32 **PC – Noise and Air**

No further comments

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 **Welsh Water**

No objections subject to a condition and advisory note.

6.2 Amended Plans (both)

No further comments

7. **REPRESENTATIONS**

7.1 Neighbouring properties have been notified with additional publicity undertaken by way of site notice and advert in the local press. A total of 7 letters have been received in opposition to the proposed development.

7.2 The four local ward members for the Plasnewydd ward were consulted and the following collective letter of objection has been received. (Provided verbatim)

We are writing as local councillors to object to this resubmitted planning application. We should note that the applicant has so far shown little regard to planning rules or his neighbours and has been forced to resubmit a planning application, in part due to:

- 1) *Starting significant development work without consent, despite repeated warnings from Cardiff Council*
- 2) *The development works not being in accordance with the submitted plans (17/01435/MNR) previously accepted by the Planning Committee*

As you will be aware, this along with the fact that Environmental Noise Pollution has had to intervene to stop the applicant's works progressing during unacceptably anti-social hours, has caused a significant level of distress to the local community.

In consideration of the current submitted plans, the grounds for our objections are:

- 1) ***The proposal is an overdevelopment and over-intensification of the site***

The proposed use will result in 4 new households and a 2bed live/work unit. This will impact on the availability of parking on site and the amount of amenity space for the separate residents. There is an issue of conflict of uses and access/egress from a number of different users on the site and the resulting impact on the amenity of residents in the Wordsworth Avenue conservation area.

2) The use of the live/work unit as an office employing an unspecified number of employees.

This 'work' element is in operation as an office with at least 8 employees. There is an objection to this use and the number of employees employed there. Further information should be required by the local planning authority in order for this element of the scheme to be considered fully.

If this element of the scheme is permitted, it should be tightly conditioned to control and restrict the occupancy of the residential unit and to restrict the use allowed in the workspace:

- a) restrict the development to 'residential with ancillary employment use' with B1 planning permission [business] and C3(a) planning permission [single family dwellinghouse]*
- b) residential floorspace of the 'live' element shall not be occupied other than by a person solely or mainly employed, in the business occupying the business floorspace of the unit.*
- c) the number of workers being employed in the 'live' space is outlined.*
- d) parking standards required for the employees and visitors to the 'live/work' unit*
- e) Hours of operation.*
- f) Details of on-site storage and waste collection.*

3) The requirement for a comprehensive scheme for the whole of the application site.

A key consideration is that the character of the Conservation Area is maintained. Due to the piecemeal approach taken to date on this site (with all works being undertaken without the applicant entering into a S106 agreement nor discharging any planning conditions attached to planning permission 17/01435/MNR), a condition should be attached to any planning permission which states that:

No works shall be undertaken unless a 'Schedule of Works' including a phasing plan for the new build has been submitted to and agreed in writing by the Local Planning Authority.

Residents are concerned that the live/work unit is now in operation and that the rest of the property has been left in a state of flux. The front elevation of the property, which is a major feature in the conservation area, has not been improved and no. 23 Wordsworth Avenue remains in a derelict condition.

If the applicant decides to sell off no. 23 and the plot of the proposed new dwellinghouse, how will amenity space provision, parking and access/egress arrangements be provided in a timely and comprehensive manner?

4) *The single storey rear extension and insertion of stylistically unsuitable features (windows, downpipes and a satellite dish on the Eastern elevation) detract from the proportions of the building and its relation to adjoining properties and are unacceptable given the prominence of this elevation in the streetscene.*

I. This eastern elevation is now more prominent with the unauthorised demolition of the garage. The two windows inserted into this elevation are incongruous in terms of their size and any openings that were on this elevation were previously hidden by the garage annexe.

II. The single storey extension at the rear of the 'work' unit is incongruous with its single pitch roof situated under the metal balcony construction.

III. The use of inappropriate materials. The rear and eastern elevation have been covered in a render with a rough finish which does not match the architectural style of the other buildings in the conservation area.

The siting of the new dwelling house

Whilst the principle of a new house has been granted consent in this location there is a concern regarding the siting of the unit in close proximity to 10 Woodland Place. (The submitted DAS should be amended as it is incorrect - reads as 10 Cowper Place). The re-siting of the house away from the side elevation of no. 10 should be reconsidered to allow for proper access and maintenance of this property.

5) Other considerations

- a) Details of a hard and soft landscaping scheme are required, prior to the grant of planning permission, in order to assess the mitigating impact on Woodland Place and to determine how the proposals improve the amenity of the conservation area.*
- b) The impact on trees in Woodland Place should be considered during the construction of the new dwellinghouse. Tree protective measures should be conditioned.*
- c) The reinstatement of architectural features on the front elevation should be tightly controlled and the requirement for additional detailing conditioned.*
- d) Boundary walls and railings are important to the character of the conservation area. The new boundary walls and railings should be in suitable and authentic materials in a height and form that matches the conservation area. This should be tightly controlled and the requirement for additional detailing conditioned.*

- e) *The display of an advertisement, sign or noticeboard for the 'work' unit should only be permitted where its location or size does not harm the appearance of the building or the character of the conservation area.*
- f) *Details of the drainage scheme for the site should be submitted. In the last 10 years Woodland Place has been subject to issues with the public sewerage system in Wordsworth Avenue and engineering work has been undertaken.*
- g) *No bin storage should be provided at the front of nos. 23-24 Wordsworth Avenue. There is a concern that a refuse lorry could not access the site and there should be a condition attached that commercial waste bins should be located away from the boundary with Woodland Place.*

7.3 A summary of the other representations received are below;

- The proposal is an overdevelopment and over-intensification of the site.
- The proposal will result in 4 new households and a 2bed live/work unit which will impact on the availability of parking on site and the amount of amenity space for the separate residents.
- There is an issue of conflict of uses and access/egress from a number of different users on the site.
- The development would have a negative impact on the amenity of residents in the Wordsworth Avenue Conservation Area.
- The live/work unit proposed is in operation whilst the rest of the property has been left in a state of flux.
- The front elevation of the property [no.24], which is a major feature in the conservation area, has not been improved and no. 23 Wordsworth Avenue remains in a derelict condition.
- This eastern elevation of No. 24 is now more prominent due to the unauthorised demolition of the garage. The two windows inserted into this elevation are incongruous in terms of their size. Any openings that were on this elevation were previously hidden by the garage annexe.
- The single storey extension at the rear of the 'work' unit is incongruous with its single pitch roof situated under the metal balcony construction.
- The rear and eastern elevation of No. 24 have been covered in a render with a rough finish which does not match the architectural style of the other buildings in the conservation area.
- The detached dwelling would be positioned too close to the side of No. 10 Woodland Place and should be moved further away to allow for better access for maintenance.
- Details of a hard and soft landscaping scheme should be provided prior to the grant of planning permission, in order to assess the mitigating impact on Woodland Place and to determine how the proposals improve the amenity of the conservation area.
- The impact on trees in Woodland Place should be considered during the construction of the new dwelling house. Tree protective measures should be conditioned.
- The reinstatement of architectural features on the front elevation should be tightly controlled and the requirement for additional detailing conditioned.

- Boundary walls and railings are important to the character of the conservation area. The new boundary walls and railings should be in suitable and authentic materials, and in a height and form that matches the conservation area.
- The display of an advertisement, sign or noticeboard for the 'work' unit should only be permitted where its location or size does not harm the appearance of the building or the character of the conservation area.
- No bin storage should be provided at the front of No's. 23-24 Wordsworth Avenue. A refuse lorry could not access the site so there should be a condition attached that commercial waste bins should be located away from the boundary with Woodland Place.
- If the office element of the scheme is permitted, it should be tightly conditioned to control and restrict the occupancy of the residential unit, to restrict the use allowed in the workspace, the hours of operation and car parking provision.
- No protection is being offered to the Grade II listed properties in Woodland Place from this inappropriate development directly overlooking them.
- The development has the benefit of Woodland Place as its vista, but its residents have the misfortune to look onto a site which is aesthetically unsympathetic and possibly environmentally damaging.
- The 'work' element of the live/work unit is in operation as an office with at least 8 employees.
- A comprehensive scheme for the development of whole of the application site should be provided.
- A key consideration is that the character of the Conservation Area is maintained. Due to the piecemeal approach taken to date on this site (with all works being undertaken without the applicant entering into a S106 agreement nor discharging any planning conditions attached to planning permission 17/01435/MNR), a condition should be attached to any planning permission requiring a schedule of works and phasing plan.
- Amenity space provision, parking and access/egress arrangements should be provided in a timely and comprehensive manner should the applicant decide to sell off no. 23 and the plot of the proposed new dwelling house.
- The single storey rear extension and insertion of stylistically unsuitable features (windows, downpipes and a satellite dish on the Eastern elevation) detract from the proportions of the building and its relation to adjoining properties and are unacceptable given the prominence of this elevation in the street scene.
- The eastern elevation is now more prominent with the unauthorised demolition of the garage. The two windows inserted into this elevation are incongruous in terms of their size and any openings that were on this elevation were previously hidden by the garage annexe.
- The single storey extension at the rear of the 'work' unit is incongruous with its single pitch roof situated under the metal balcony construction.
- Details of the drainage scheme for the site should be submitted given concerns over the sewerage capacity in the area.

- The whole block of Wordsworth Avenue from No. 20 to 25 will be in multiple occupation.
- The development will result in traffic problems and is dangerous
- Insufficient car parking provision would be provided for the office and residential element of the proposal.
- The detached dwelling would have limited accessibility for emergency service vehicles.
- The windows in the upper floors of the detached dwelling would enable the conservatory at the rear of No. 10 Woodland Place to be directly overlooked.
- The parking provision proposed would be insufficient for the residential and office uses proposed.
- The positioning of the detached dwelling, at just 1 metre from the side of No. 10 Woodland Place, would make it impossible to enable safe access for future maintenance. A minimum of three metres could allow access for maintenance and the regular clearing of the gutters from the abundant leaf fall that clogs the drains.
- The applicant has not abided by the requirement for a comprehensive maintenance of the character of the buildings in this conservation area.
- The “balconies” proposed have expanded from Juliette balconies to large outdoor terraces with opaque glass only on one side, thereby allowing clear views into and out of the duplex apartment.

7.4 A petition containing 56 signatures was received in opposition to the proposed development, on the following basis.

- The proposal is an overdevelopment and over-intensification of the site with a lack of amenity space, impact on parking and impact on residential amenity. The proposed would result in 4 new households and a 2 bed live/work unit. This will impact on the availability of parking on site and the amount of amenity space for the separate residents. There is an issue of conflict of uses and access/egress from a number of different users on the site and the resulting impact on the amenity of residents in the Wordsworth Avenue Conservation Area.
- The use of the live/work unit as an office employing an unspecified number of employees. This ‘work’ element is in operation as an office with at least 8 employees. There is an objection to this use and the number of employees employed there.

7.5 **Amended Plans 1**

7.6 Following receipt of amended plans, a further 21 day public consultation was undertaken. The application was advertised by way of site notice, neighbour and objector notification. 3 letters of representation has been received to the development, as amended.

7.7 The objections received in response to the amended plans are summarised below.

- Offices should be located in the City Centre and not in a quiet residential street which has conservation area status.
- The introduction of the proposed office will set a dangerous precedent for other offices in the street which could harm its special character.
- Sufficient parking space provision should be provided to serve the development as a whole.
- The alarm which has been added to the front of the application building is both distracting, due to its flashing light, and an eyesore, so should be relocated to the side elevation.
- Insufficient space is proposed between the detached dwelling and No. 10 to allow for maintenance to be undertaken to the property. The provision of a 1 meter gap is insufficient to allow for a ladder to be safely erected to allow for maintenance or for the provision of scaffolding. The separation should be a minimum of 2m.
- The window in the loft conversion of the detached dwelling, being a floor level higher, would allow the conservatory of No. 10 Woodland Place to be overlooked.
- Works have already been undertaken on site and therefore enforcement action should be taken against them.
- The proposal fails to accord with the Council's policies and guidance on Conservation.
- A satellite dish has been erected and is visible from Wordsworth Avenue.
- Surface finishes have been applied and are inappropriate
- The metal and glass balconies introduced are inappropriate within the conservation area.
- The development would add further traffic to Wordsworth Avenue which already struggles with the volume of traffic that uses it.
- There is inappropriate infrastructure in the area to support the proposed development.
- The detached dwelling proposed is out of keeping with the Grade II listed properties in Woodland Place.
- The erection of the detached dwelling would harm the fabric of No's. 8, 9 and 10 Woodland Place.
- The detached dwelling would harm the trees located in Woodland Place which are subject of a Tree Preservation Order.

7.8 A letter of objection has been received from David Melding AM, on the behalf of a local resident, on the following basis;

- Some of the plans, such as the south east elevation, appear out of keeping with the local vernacular. As this a conservation area with a number of nearby properties listed, I hope that the committee will pay particular attention to whether this application preserves or enhances the conservation area in any way.
- The proximity of the unit to the rear of the site with No.10 Woodland Place. I understand that there is only a gap of approximately a metre

between the existing and proposed buildings. From the site plan it appears that there could be difficulties for access to 10 Woodland Close for maintenance etc.

7.9 The AM has subsequently requested that the application be put before planning committee for consideration / determination.

7.10 **Amended Plans 2**

7.11 Following receipt of further amended plans, a further 14 day public consultation was undertaken. The application was advertised by way of neighbour and objector notification.

7.12 1 letter has been received in opposition to the amended scheme on the following grounds;

- Insufficient parking provision.
- Wordsworth Avenue should remain residential.
- The balconies at the rear of the building and the finish applied to the building are inappropriate in the conservation area.
- The light on the alarm which has been added to the front of the building shines into surrounding properties.

8. **ANALYSIS**

Unauthorised Works

8.1 It should be noted that works have already commenced on the application site without the benefit of planning permission. The works cannot be considered as the implementation of planning application ref: 17/01435/MNR because the S106 agreement for that application has not been signed, albeit a resolution to grant was made by the Planning Committee.

8.2 Furthermore, a number of pre-commencement conditions included as part of application ref: 17/01435/MNR could not be discharged given that the planning application was never formally determined.

8.3 With regard to the works which have already been undertaken on site and in light of the public comments received with regard to the desire for enforcement action to be taken against these works, it should be noted that paragraph 6 of TAN 9 (Enforcement of Planning Control) states that;

'In considering enforcement action, the decisive issue for the local planning authority should be whether the breach of planning control would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest. Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not

to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought, but which is otherwise acceptable.'

This planning application was invited in order to regularise the works undertaken on site. The development proposed as part of this application must be considered on its individual merits.

8.4 Land Use

The site is located within the settlement boundary as defined by the LDP Proposals Map. The site falls within a residential area. Policy H6: Change of Use or Redevelopment to Residential Use is of relevance. Policy H6 permits the change of use of redundant premises to residential where there is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement; the resulting residential accommodation and amenity will be satisfactory; there will be no unacceptable impact on the operating conditions of existing businesses; necessary community and transportation facilities are accessible or can be readily provided or improved; and it can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risk to the end users.

It is noted that the principle of residential use of the application site has already been established by planning permission 17/01435/MNR.

The proposal also includes a standalone B1 office. Policy EC7: Employment Proposals on Land Not Identified for Employment Use, is therefore of relevance. Policy EC7 permits employment use on unallocated sites provided that:

- i. The proposal cannot reasonably be accommodated on existing employment land and in the case of offices in the Central Enterprise Zone and the Central and Bay Business Areas.
- ii. The site falls within the settlement boundary and has no specific policy designation;
- iii. The use is compatible with uses in the surrounding area and;
- iv. The proposal is well related to the primary highway network and accessible to sustainable modes of transport.

The application site falls within the settlement boundary and in close proximity to Newport Road which is well served by public transport with direct access to the city centre. Although the B1 office is not in the CEZ or the Central and Bay Business Areas, PPW Chapter 7 Economic Development para. 7.6.3, recognises employment and residential uses can be compatible.

Given the former use of the premises as a school and the small scale of the proposed office floorspace (112sqm) employing 9 staff, it is not considered the office floorspace would impact residential amenity to any greater extent than the previous use of the site as a school.

Assessed against this policy framework the application raises no land use policy concerns subject to a condition that the office is conditioned to B1 use only.

8.5 Heritage Considerations

S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The character of the conservation has been assessed through the Council's adopted Wordsworth Avenue Conservation Area Appraisal (2008).

Whilst the application proposal requires elements of the existing buildings to be demolished, these, with the exception of the garage/coach house, are located to the rear of the buildings and offer little contribution to the conservation area. As such their removal are considered acceptable. Whilst, the removal of the garage/coach house is unfortunate, the proposal would bring two redundant buildings back into beneficial use. Taking this into consideration and given that part of the gable wall of the garage/coach house would be retained as boundary wall, its part demolition would, on balance be considered acceptable.

The windows to the front elevation of No's. 23 and 24, a number of which were either in a poor state of repair or were missing, would be replaced with wooden sliding sash windows consistent with those being replaced. It is therefore considered that the character and appearance of the conservation area would be enhanced as a result of their replacement as proposed.

The form and finish, including window and entrance doorway elements, of the linking section between No's. 23 and 24 is considered an improvement on the that of the existing building, as is the retention of the stepped entrance to number 23 and the retention of front door to number 24.

The introduction of the boundary wall and railing detail shown on plan ref: AL(01)14 rev: F would, subject to a condition controlling detailing, be considered to enhance the character and appearance of the conservation area.

Part of the gable wall of the garage/coach house would be retained as part of the wider boundary wall along the boundary with Woodland Place, which subject to its finish, would be acceptable.

The scale, detailing and materials for the proposed house to the rear of the site are considered to be sensitive to its setting. The dwelling would be set well back (approx. 7m) from the Woodland Place frontage and concealed from prominent viewpoints by the existing high stone boundary wall and protected trees. Glimpsed views may be possible towards the first floor and roof of the house, however this would not be materially different to the existing view of the large annexe to 20 Wordsworth Avenue beyond. The house would not therefore affect the way in which the 8-10 Woodland Place would be experienced.

Beyond the group value of the cul-de-sac and the strong sense of enclosure, specific views out from these listed buildings are not considered to be a fundamental part of their historic character. Therefore it is considered that the setting of the listed properties at 1-10 would therefore be preserved.

- 8.6 The roughcast render finish applied to the side and rear elevations of No. 24 is, on balance, considered acceptable given the diversity of finishes evident within the area and limited prominence these elevations have. It is however considered reasonable to request detail regarding the finish of the existing buildings on the site (See Condition 21).
- 8.7 The proposal would subsequently be considered to preserve the character of the conservation area and therefore accord with the provision of the S72 of the Planning Listed Building and Conservation Areas Act 1990.

8.8 **Design**

23 and 24 Wordsworth Avenue

The proposed development would bring two prominent buildings within the Wordsworth Avenue Conservation Area, which are in a poor state of repair, back into beneficial use.

The single storey extension proposed to the rear of the former school building measures 3m in depth by 4.8m in width and has a shallow pitched roof which would be screened from view behind a parapet wall. This would give the appearance that the extension has a flat roof which is considered appropriate given the balcony structure proposed above. The scale and positioning of the proposed extension is considered acceptable within the context of the site and its surroundings.

The proposed balcony structure would be positioned marginally proud of the ground floor extension and set in from its side elevation. Whilst it is therefore acknowledged that the extension and balcony structure would appear less visually coherent than if the balcony was built directly above the ground floor extension, taking into consideration that a large and unsightly fire escape and ground floor wrap around extension was previously located in this space, it would be difficult to sustain an argument that the proposal would not represent an enhancement here.

The alteration and extension to the linking section between No's 23 and 24 Wordsworth Avenue is considered to represent an enhancement on that of the existing building and is therefore considered acceptable.

The introduction of a pitched roof to the currently flat roofed side annexe of No. 23 is considered acceptable. The pitch would match that of the principal roof of the building and be finished consistently with it.

The addition of a further storey to the rear annexe of No. 23 is considered acceptable. While the revised annexe would have a flat roof, set at a higher

level that of the eaves of its parent building, given that this is at the rear of the site it would not form a prominent addition within the site or wider area its addition would, on balance, be considered acceptable.

Detached Dwelling

The detached dwelling would be set approximately 7m back from the front elevation of the adjacent property, No. 10 Woodland Place and would project back between its two storey rear annex and single storey conservatory. The proposed dwelling would be located approximately 1m from the side elevation of No. 10, which has no windows in this side elevation, with a pathway leading to the garden proposed in this gap.

The proposed dwelling would measure approximately 8.4 in length and 5.8m in width; have an eaves height of approximately 5.6m and ridge height of 8.8m. The dwelling would have a double bay feature to its front elevation, vertically emphasised windows. The finishing materials for this dwelling will be controlled by way of condition. Given the setback the dwelling would have from No's. 8-10 Woodland Place, it is not considered that it would read as part of this terrace. As such, a marginal increase in the ridge and eaves height of the dwelling relative to 8-10 Woodland Place would not be unreasonable or unacceptable.

Whilst the proposed dwelling would represent a form of backland development, it is not considered that its, siting, scale, form or finish would be inconsistent with the guidance set out in the Council's Infill Sites SPG. The dwelling would be of a subservient scale to that of the No's 23 and 24 Wordsworth Avenue and would be of a consistent scale and form to that of the properties in Woodland Place without harming the setting of the listed buildings within this cul-de-sac.

With regard to the separation distance proposed between the detached dwelling and No. 10 Woodland Place, whilst 1m represents a relatively small separation, such distances are not uncommon between properties within locally, including Wordsworth Avenue. As such, it would be difficult to sustain an objection to the proposal on this basis.

Whilst a larger separation distance would allow for easier access for maintenance, there is no evidence to suggest that the separation distance proposed would be insufficient to allow maintenance works to be undertaken to the side elevation of the proposed dwelling, or that of No. 10 should access for such be granted.

It should also be noted that the location, scale, form and finish of the proposed dwelling is consistent with that of the dwelling recommended for approval by the committee under planning application ref: 17/01435/MNR.

Boundary Wall with Woodland Place

Details have been submitted of the proposed finish to the boundary wall

between the application site and Woodland Place in the precise location of the existing garage which has been demolished. Notwithstanding the submitted details, it is considered necessary to condition that further details of the wall be submitted to the LPA to ensure that its finish would include cock and hen coping stones and mortar detailing consistent with that of the remainder of the wall.

Amenity space

It is considered that the amenity space provision proposed for the apartment, by way of the balconies, terraces and the shared amenity space, would accord with the guidance set within the Council's Design SPG's.

The one bedroom apartments and two bedroom duplex proposed in No. 23 would each benefit from either an external terrace area or a balcony, measuring a minimum of 4m², whilst also having access to the area of shared amenity space.

The three bedroom duplex apartment proposed in no. 24 would benefit from two balconies each measuring 14.4m² (28.8m² in total) whilst also having access to the area shared amenity space.

The area of shared amenity space proposed would measure 63m². A condition is proposed requiring details be provided to the LPA for the landscaping of the site, including this area of shared amenity space, in order to ensure appropriate provision is made.

8.9 Amenity of Neighbouring Occupiers

The proposed scheme includes the introduction of 3 windows to the side (south-eastern) elevation of former Taibah School building at ground floor level. One of the three windows would be located in the side elevation of the proposed extension whilst the two others would be added in the location of existing doorway openings to the side of the existing building. Given that there is a difference in floor levels between No. 24 and its rear extension, the windows would be positioned at marginally different heights, with the window proposed in the extension being lower than the other two. As such, the top of the windows located in the original building would be partially evident from Woodland Place beyond the stone wall enclosure.

The windows proposed in the side (south-eastern) elevation of No. 24 would be located 15.7m away from the side elevation of No. 25 Wordsworth Avenue, which contains a number of windows that directly face the application site, including windows serving habitable rooms. However, as the windows proposed in the ground floor of the application building are located behind the existing 2m high stone wall which runs along the boundary of the site with Woodland Place it is not considered that the introduction of the windows would prejudice the amenity of the neighbouring occupier within No. 25 Wordsworth Avenue.

The introduction of the window located closest to Wordsworth Avenue on the south eastern elevation of the original building would represent a prominent and uncharacteristic addition and would not be supported.

With regard to the separation between the proposed flats and detached dwelling, a distance of greater than 10.5m would be provided between the rear windows and balconies of the flats and the amenity space associated with the dwelling proposed to the rear of the site and Woodland Place properties beyond.

In terms of the provision of the proposed balconies and terraces, the provision of privacy screens is proposed on the sides of the balconies and terraces serving the flats in order to protect the amenity of neighbouring residents. The design and finish of the proposed screens, although some have already been introduced, will be controlled by way of condition. Though the provision of appropriate screens would not eliminate potential overlooking of neighbouring gardens, they are considered necessary to restrict any overlooking potential to an acceptable level. It should however be noted that within this urban environment, a level of overlooking over garden areas would be expected, especially within terraced properties.

In terms of the positioning and relative orientation of the proposed detached dwelling to No. 10 Woodland Place, the addition of this property would not unreasonably overshadow or block light from No. 10 or its associated amenity space. Whilst the first floor and dormer windows proposed at the rear of the dwelling would enable a degree of overlooking upon the amenity space associated with No. 10 Woodland Place, it is not considered that this would be any greater than that which is common within terraced properties. The proposed detached dwelling would be positioned approximately 1m from the side elevation of No. 10 Woodland Place. As such, a sufficient gap would be provided to ensure that the side elevations of both No. 10 and the proposed the dwelling could be maintained in the future.

In terms of potential overlooking between the proposed dwelling and properties in Woodland Place. It is considered that there would be no greater overlooking created by the introduction of the proposed dwelling than already exists between properties in Woodland Place. It would therefore be difficult to sustain an objection to the proposal on this basis.

Highways/ Transportation

A total of 8 parking spaces are proposed serving the 4 apartments and office with a further 2 parking spaces provided for the detached dwelling. The level of parking provision proposed therefore accords with the guidance set out in the Councils Managing Transportation Impacts SPG and is policy compliant.

The initial stretch of the access road would be 4.5m wide before widening out towards the rear of the site. The road would therefore be of sufficient width for two standard cars to pass. Vehicles using this small stretch of the access road may be required to wait at either end, or reverse a small distance, should a

larger vehicle be entering or leaving the site along this narrow stretch. Visibility along the length of the 4.5m wide stretch, and beyond, is good. Drivers would therefore be able to see any large vehicle using the driveway before they are committed at either end. Even if they have to reverse out, the traffic flow in that part of Wordsworth Avenue will be very low and slow. Taking this into account and given the limited amount of traffic which would be generated by the development, the access arrangement proposed is considered acceptable.

It is considered that submitted plan ref: AL(03)01 Rev C – Proposed Cycle & Bin Store provides sufficient detail to demonstrate that the cycle parking proposed is acceptable. Whilst no information has been provided regarding cycle storage provision associated with the detached dwelling, this property has sufficient space within its plot for cycle storage. As such, it would be considered unreasonable to request further information on cycle storage by way of condition.

Despite much of the proposed works having been already been undertaken on the site, given that Wordsworth Avenue is a cul-de-sac with limited turning places, is busy during certain periods of the day and is narrow in part, it is considered necessary to impose a condition requiring the submission of a construction management plan in order to minimise disruption within the street.

There is no evidence to suggest that the proposed development would place any greater pressure on parking within Wordsworth Avenue than already exists and therefore it would be unreasonable to suggest that it would restrict any emergency service vehicles from travelling down the street.

The Council's transportation department raise no objection to the proposal on parking provision or highway safety grounds.

8.10 Protected Species

The comments of the County Ecologist with regard to the desirability for a preliminary survey of bat roost potential to be undertaken are noted. However, as the garage to the side and extension to the side and rear of the existing building have already been demolished, any bats present in these structures would have already been disturbed. As such, given that only a small area of the existing flat roofed link section between no's. 23 and 24 remains which is identified to be removed as part of the proposed development, it would be considered unreasonable to require that a preliminary survey be undertaken by way of condition, for the extent of works proposed. A recommendation has however been added detailing the necessity for the applicant to gain a licence from Natural Resources Wales (NRW) should any bats be identified within the building during demolition and construction.

8.11 Drainage

Welsh Water note that drainage located within the application site appears to be private and therefore any development over this would be a matter for building control and not them. Welsh Water subsequently raise no objection to

the application proposal subject to a condition requiring the submission of a drainage scheme for the site. Given that works have commenced on the site, it is necessary for the required drainage scheme to be provided within a set time frame rather than pre commencement, as this is no longer possible.

8.12 Noise

The conditions requested by Pollution Control (Noise) are noted, however, with the exception of a sound insulation condition, it is considered that the others would fail to meet the tests of a valid planning condition set out in Welsh Government Circular 016/2004: The Use of Planning Conditions for Development Management.

Given the nature of the business use specified and the limited frequency such a business would generate deliveries, the size of the office proposed and the small number of staff who would be employed in the office, even if the office was used, or received deliveries outside of the hours PC - Noise have specified, it is not considered that this would result in harm to the development or wider area or create any adverse amenity concerns for neighbouring residents. As such, a condition controlling opening hours and delivery times is not considered to be necessary or reasonable in this instance.

Regarding the request to include a condition controlling plant noise, as no plant is proposed as part of the application proposal, it would be unnecessary to impose a condition controlling its addition. Furthermore, should any plant be added at a later date, this would require a separate planning application. It should also be noted that noise can also be controlled under separate legislation.

8.13 Other matters not assessed above

Justification for the restricted use condition

Permitted development rights allow for changes of use from B1 Office to B8 Storage and Distribution without the need for planning permission. It is therefore considered necessary to restrict the office element of the application proposal to within the B1 use class as this application has been considered on the basis of this use only. This approach would allow for any potential implications resulting from any later application for a change of use, including to B8 use, to be fully assessed.

The impact of the development on private views from neighbouring properties is not a material consideration in the determination of this planning application. Whilst it is accepted the properties in Woodland Place are listed, beyond their group value and the strong sense of enclosure, specific views out from these listed buildings are not considered to be a fundamental part of their historic character. As such, the proposed scheme would not be considered to have a harmful impact upon their setting.

Specific responses to representations

Whilst numerous works, proposed as part of this planning application, have been undertaken on site prior to the submission of this application and ongoing during the application process, this planning application has been considered on its individual merits having regard to all material considerations.

Whilst it is acknowledged that smooth render is a more characteristic finishing material in the local area, the provision of roughcast render on the side and rear elevations of No. 24 would not represent sufficient justification to warrant the refusal of this application given the limited prominence of these elevations and the variety of materials evident locally.

Issues relating to trees and landscaping will be controlled by way of conditions.

There is no specific requirement for the proposed detached dwelling to exactly match the form and finish of the adjacent properties within Woodland Place.

While certain works have already been undertaken on site, conservation area consent is not required for the extent of demolition works proposed. Additionally, any works undertaken internally with the existing buildings falls outside of the control of planning.

The application proposal seeks the redevelopment of the existing buildings, 23 and 24 Wordsworth Avenue, to accommodate an office and 3 apartments along with the provision of a detached dwelling at the rear of the site. As such, aside from a small ground floor rear extension to No. 24 and alterations to the roof of No. 23, only the detached dwelling would be added to the site. The footprint of the development would therefore be no greater than that considered by planning committee under planning application ref: 17/01435/MNR. Whilst it is accepted that the proposed office would generate a different demands on the site, in terms of parking and movements to and from it etc., the physical development proposed within this current application would be no more intensive than that previously considered under application ref: 17/01435/MNR and the previous use as a school. The proposal would not therefore be considered to represent an overdevelopment or over-intensification of the site.

The level of car parking provision for the residential and office uses proposed is policy compliant.

Highways/Transportation have raised no objection to the access/egress arrangement proposed on highway safety grounds. The access road is of a sufficient width for two cars to pass along its length, or reverse safely back into or out of the site to allow larger vehicles or enter or leave safely.

There is no evidence to suggest that the proposed development would impact upon the amenity of residents within the conservation area. The development would bring two redundant buildings back into beneficial use, is policy

compliant in terms of separation distances and respects its conservation area setting.

The Local Planning Authority can only specify the timeframe for which a planning application must be implemented and cannot therefore dictate the timeframe for the completion of a development. As such, should planning permission be granted and only part of the approved scheme be implemented, the LPA would not be in a position to require the developer to complete the development.

The application proposal includes enhancement to the front elevation of both No. 23 and 24. These details are shown on the submitted elevation drawings whilst other key features such as windows and doors would be controlled by way of condition.

The two windows proposed in eastern elevation of No. 24 would be located towards the rear of the building. Whilst these would be of upvc construction - finished in grey, of different sizes and positioned at different heights, they would not represent prominent additions within the conservation area given their siting on the ground floor side elevation of the building behind a stone wall. As such, it would be difficult to sustain an objection to the planning application on the basis of these windows.

A condition is proposed controlling the means of enclosure for the site, including along Wordsworth Avenue, in order to ensure that these will be of sufficient quality.

The application proposal does not include any signage/advertisement. Should this be sought then a separate application for advertisement consent would be required.

The Council's Waste Minimisation Officer raises no objection to the application proposal. Refuse will be presented to the front of the building for collection only.

The application proposal does not include any multiple occupation properties.

The trees located along Wordsworth Avenue and within Woodland Place fall outside of the application site. A tree protection plan has been submitted to ensure that the trees located within Woodland Place would not be harmed as a result of any construction activity on the application site.

No's. 23 and 24 Wordsworth Avenue would be no less accessible for emergency service personnel than they currently are as a result of the proposed scheme. Whilst a fire engine may not be able to access the detached dwelling proposed at the rear of the site along the proposed access road, this property could be reached from Wordsworth Avenue or Woodland Place if needed.

There is no evidence to suggest that proposed development would harm the fabric of No's. 8, 9 and 10 Woodland Place which are Grade II listed.

Recommendation 9 has however been included to remind the developer that the building is listed and the additional duty of care that comes with this.

Whilst office space may be available within the city centre, the Local Planning Authority must determine planning applications on their individual merits having regard to all material planning consideration. The introduction of the office proposed as part of this application has been considered against policy and is considered acceptable.

8.14 **Amended Plans**

8.15 The size, design and finish of the windows proposed within the link section of the front elevation of the building represents an enhancement on those previously proposed and those evident within the existing building. As such, the windows proposed in this section would now represent an enhancement within the conservation area. A condition is proposed to ensure that the windows proposed in the Wordsworth Avenue elevation of the building would be consistent with the submitted detail. Plan ref: AL(04)01 – Window detail.

8.16 The revised design of the doorway proposed within the recessed link section between No's. 23 and 24 better reflects that of the existing doorways to the building and is therefore considered acceptable

8.17 The omission of the window originally proposed in the ground floor east elevation of the No. 24 is supported. The introduction of this window, given its prominent location, size, shape and finish, was not considered to preserve the character or appearance of the conservation area.

8.18 The introduction of separate refuse storage areas for the office and residential uses is welcomed whilst the revised refuse cycle store is now more secure.

8.19 The reduced height of the boundary wall and railings proposed within Wordsworth Avenue would represent a more characteristic addition within the conservation area and would therefore represent an enhancement. A condition is proposed to control the final detailing of the means of enclosure here to ensure its appropriate finish.

8.20 The alarm which has been added to the front elevation of the building is de-minimus and therefore the LPA have no control of its addition.

8.21 **Amended Plans (Revised)**

8.22 The second round of amended plans sees the number of residential units proposed within the scheme reduced from 5 to 4. This has been achieved through the two 1 bed apartments previously proposed being combined into a single 2 bed duplex apartment.

8.23 This amendment would have little impact on the overall aesthetic of the building with the only resulting change being the omission of the front door to basement apartment within the northwest (Wordsworth Avenue) elevation

from the previous scheme. Given that the door previously proposed here was positioned partially below street level and below the steps serving the ground floor flat, it would have represented a non-prominent addition. As such, the retention of a wall in the location of this door would be acceptable.

- 8.24 As a result of the reduced number of residential units, the number of car parking spaces proposed has been reduced by 1 space and therefore remain in line with the Council's guidance.
- 8.25 The omitted parking space would now be used for soft landscaping. The increased size of the soft landscaped area, through the loss of the parking space, would enable a more appropriate species of tree to be incorporated into the space and is supported by the Council's Tree Officer through better softening the space.
- 8.26 The reduced number of units proposed, whilst representing a less efficient use of land, would lessen the demand on the local highway network and is therefore acceptable.
- 8.27 All material planning considerations have been considered within this report and by way of the proposed conditions.

9. **PLANNING OBLIGATIONS**

- 9.1 National Policy and CIL regulations outline the legal requirements for a valid Planning obligation. The Council's approved Planning Obligations SPG provides further guidance.
- 9.2 Despite the number of residential units proposed on the application site being reduced from 5 to 4 within the second round of amended plans, the application site area is such that the affordable housing contribution would still be sought.
- 9.1 With reference to the Community Infrastructure Levy tests and approved SPG, a contribution of £86,072 was sought towards affordable housing provision.
- 9.2 The applicants have provided a viability assessment for the proposed development. The submitted assessment has been independently verified by the District Valuer (DVS) who finds the proposed development to be unviable with the level of S106 contributions sought.
- 9.3 The Housing Manger accepts that it would be unreasonable to request a financial contribution towards affordable housing given the findings of the independently verified viability report.
- 9.4 In their report the DVS conclude that if the LPA are minded to grant planning permission on the basis of no contributions, then a time scale for delivery be agreed, which if not met, would trigger a viability review. As development has commenced, this is not considered necessary in this instance.

10. **CONCLUSION**

- 10.1 Whilst works have already been undertaken on the application site, the proposed development would bring two redundant buildings located within the Wordsworth Avenue Conservation Area back into beneficial use. The proposal would therefore represent an enhancement within the conservation area.
- 10.2 Taking this into consideration and having regard to the material matters raised and considerations outlined above, the proposal is recommended for approval, subject to conditions.

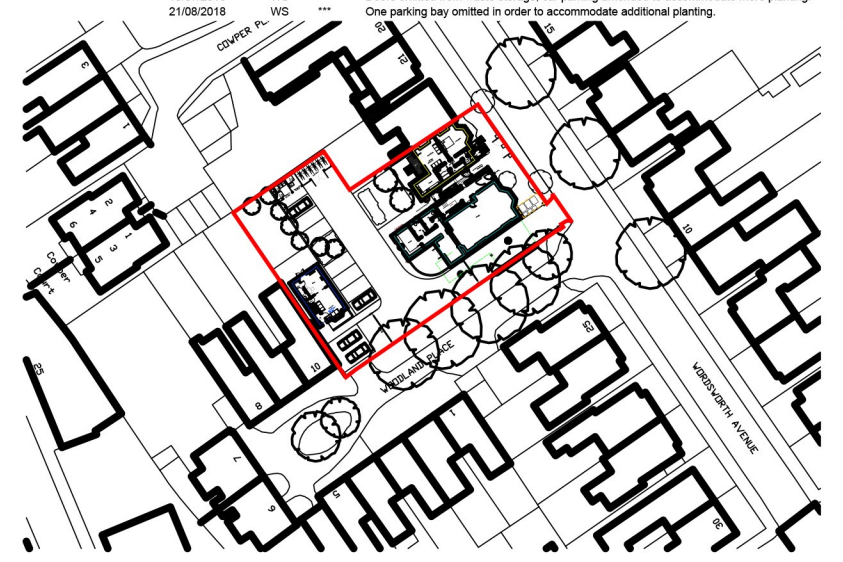
11. **LEGAL CONSIDERATIONS**

- 11.1 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.
- 11.2 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, over and above any other person.
- 11.3 Well-being of Future Generations (Wales) 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.

Date	Drawn	Check	Description	Rev.
16/06/2017	MC	---	Parking amended to accommodate refuse vehicle.	A
25/07/2017	MC	---	General redesign	B
08/09/2017	MC	---	Amendments to house, front gate added	C
15/08/2017	MC	---	Traffic control system added.	D
07/09/2017	WS	---	Cycle and bin stores relocated, three parking spaces omitted.	E
02/05/2018	WS	---	10 Woodland Place building shown, red line thickness increased around 1:1250 extract.	F
13/06/2018	WS	---	Door to stairwell amended, bike store amended.	G
05/07/2018	WS	---	Vehicle tracking and traffic control system omitted, note on temporary bin storage zone added.	H
10/07/2018	WS	---	Residential and commercial waste storage separated.	I
10/07/2018	WS	---	Doors omitted from waste storage, car parking amended to accommodate more planting.	J
21/08/2018	WS	---	One parking bay omitted in order to accommodate additional planting.	K



Site Plan
1:250 @ A3



Location Plan
1:1250 @ A3

Area for waste/recycling bins to be temporarily stored by management agency on council and commercial refuse collection days.

Block paviors to delineate public walkways set at same level as road.

Tarmac surface to road.

New Submission

Wordsworth Avenue, Cardiff		Job No.	17_042
Proposed Residential Development		Dwg No.	AL(90)10
		Rev.	K
Title Site & Location Plan			
Date	Drawn	Scale	
10/05/2017	WS	1:250/1250 @ A3	

G2 Architects · Town planners
Environmental & Urban design

Unit 1A, Compass Business Park,
Pacific Road, Cardiff, CF24 6HL


www.g2architects.co.uk
tel: 029 20452100

Date	Drawn	Check	Description	Rev.
25/07/2017	MC	***	General redesign	B
08/08/2017	WS	***	Front gates added, fence raised.	C
31/01/18	kp	***	Central stairwell enclosure added. Windows in stairwell amended.	D
13/06/18	WS	***	Height of wall and railings reduced, door to stairwell amended, stairwell windows amended.	E
05/07/18	WS	***	Height of wall and railings further reduced.	F



Street Elevation
1:100 @ A3 (1:50 @ A1)

New Submission

Wordsworth Avenue, Cardiff		Job No.	17_042
Proposed Residential Development		Dwg No.	AL(01)14
		Rev.	F
Title Proposed Street Elevation			
Date	Drawn	Scale	
18/05/2017	WS	1:100 @A3 / 1:50 @A1	
 C² Architects		Town planners	
		Environmental & Urban design	
Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL		www.c-jarchitects.co.uk tel: 029 20452100	

Date	Drawn	Check	Description	Rev.
15/06/2017	WS	***	Door omitted from rear of basement flat.	A
25/07/2017	WS	***	General redesign	B
08/08/2017	WS	***	Kitchen window design amended.	C
31/01/18	kp	***	Central stairwell enclosure added. Windows in stairwell amended.	D
02/05/18	WS	***	Stairwell window size amended.	E
06/05/18	WS	***	Stairwell doors handed to match floor plan.	F
13/06/18	WS	***	Balconies and lean-to roof amended.	G
05/07/18	WS	***	Parapet wall amended.	H

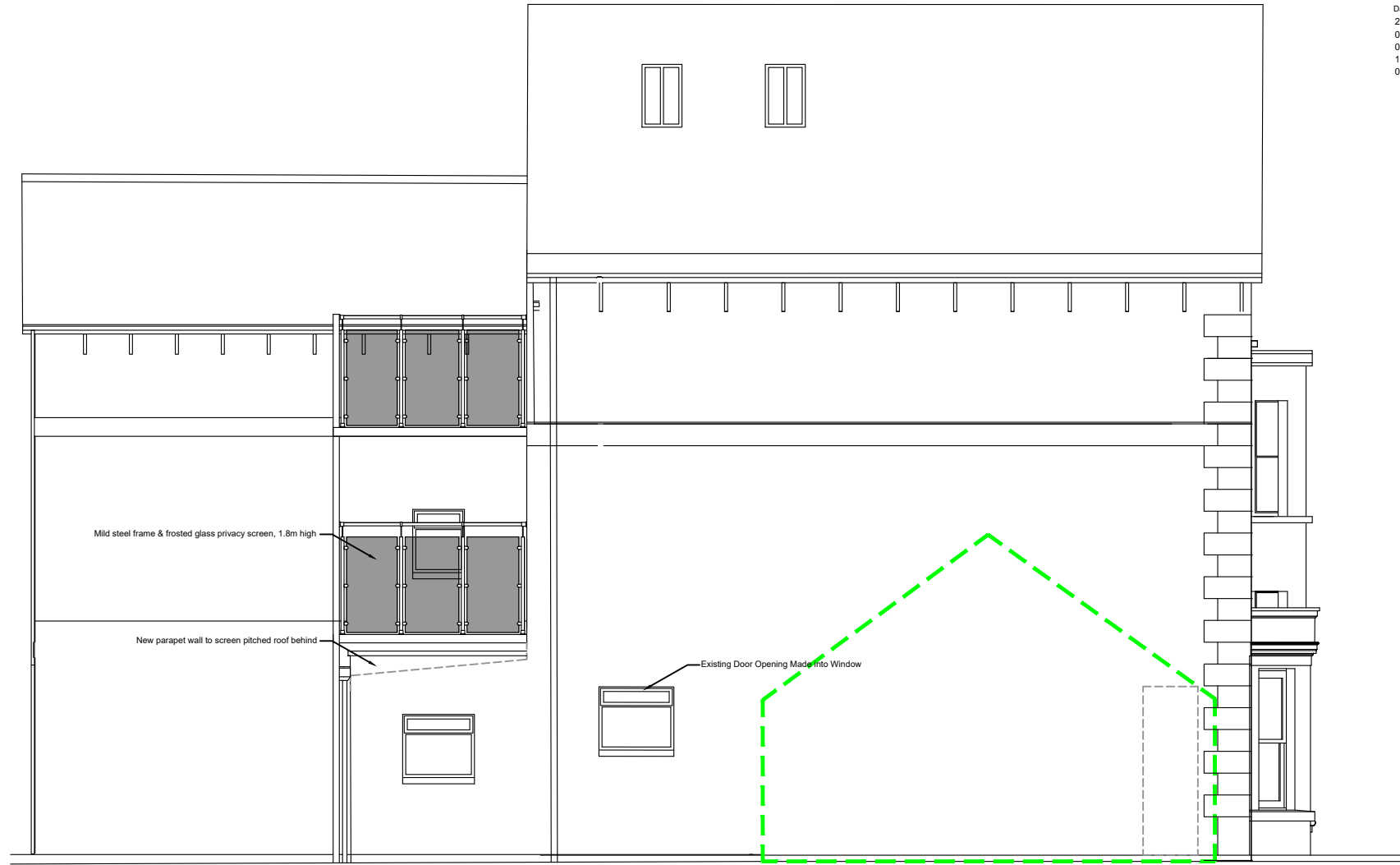


South East Elevation
1:100 @ A3 (1:50 @ A1)

New Submission

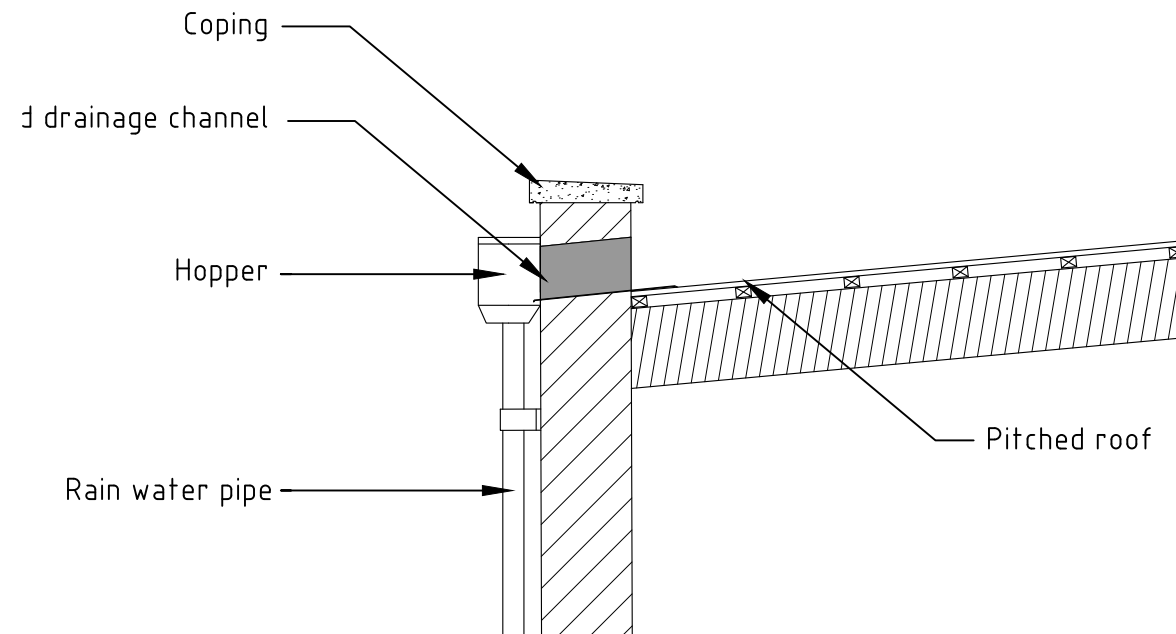
Wordsworth Avenue, Cardiff		Job No.	17_042
Proposed Residential Development		Dwg No.	AL(01)17
		Rev.	H
Title Proposed South East Elevation			
Date	Drawn	Scale	
18/05/2017	WS	1:100 @A3 / 1:50 @A1	
		Architects · Town planners	
		Environmental & Urban design	
Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 6HL		www.c2architects.co.uk tel: 029 20452100	

Date	Drawn	Check	Description	Rev.
25/07/2017	***	MC	General redesign	B
08/08/2017	***	WS	Additional windows for the kitchen, bathrooms and living rooms	C
02/05/18	***	WS	1st floor window shown, 2nd floor window omitted.	D
13/06/18	***	WS	Lean-to roof amended, conservation roof lights shown, existing door opening shown.	E
05/07/18	***	WS	Parapet wall amended, section shown. Privacy screen detailed further. Additional quoining.	F



East Elevation

1:100 @ A3 (1:50 @ A1)

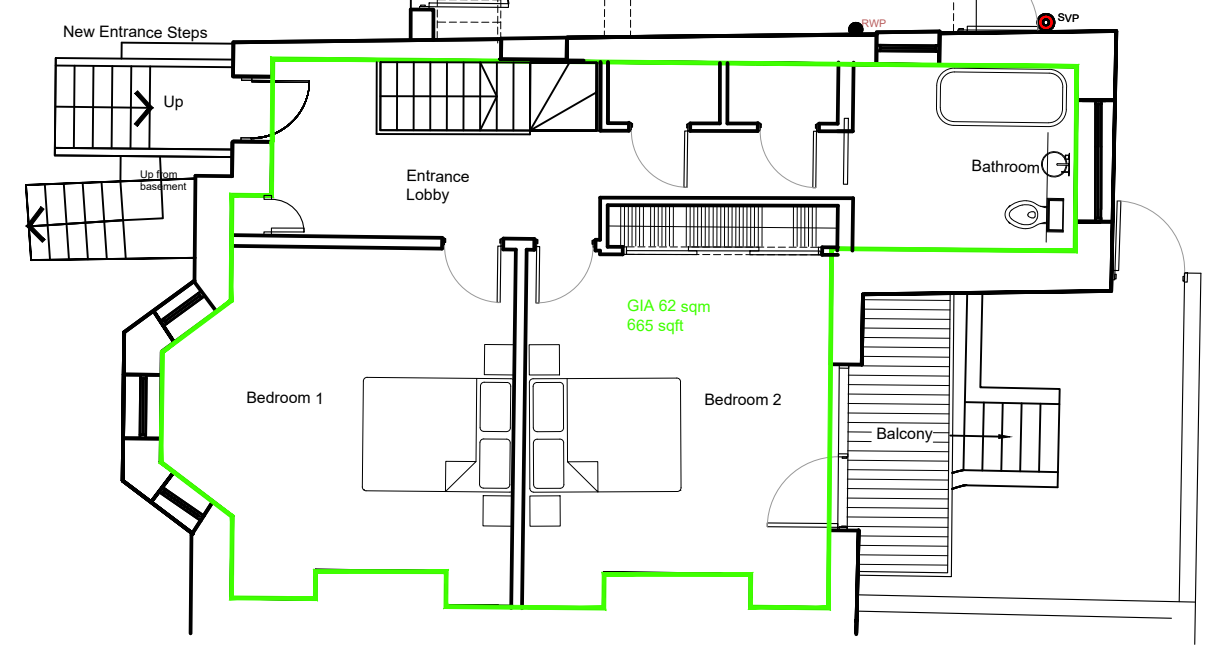
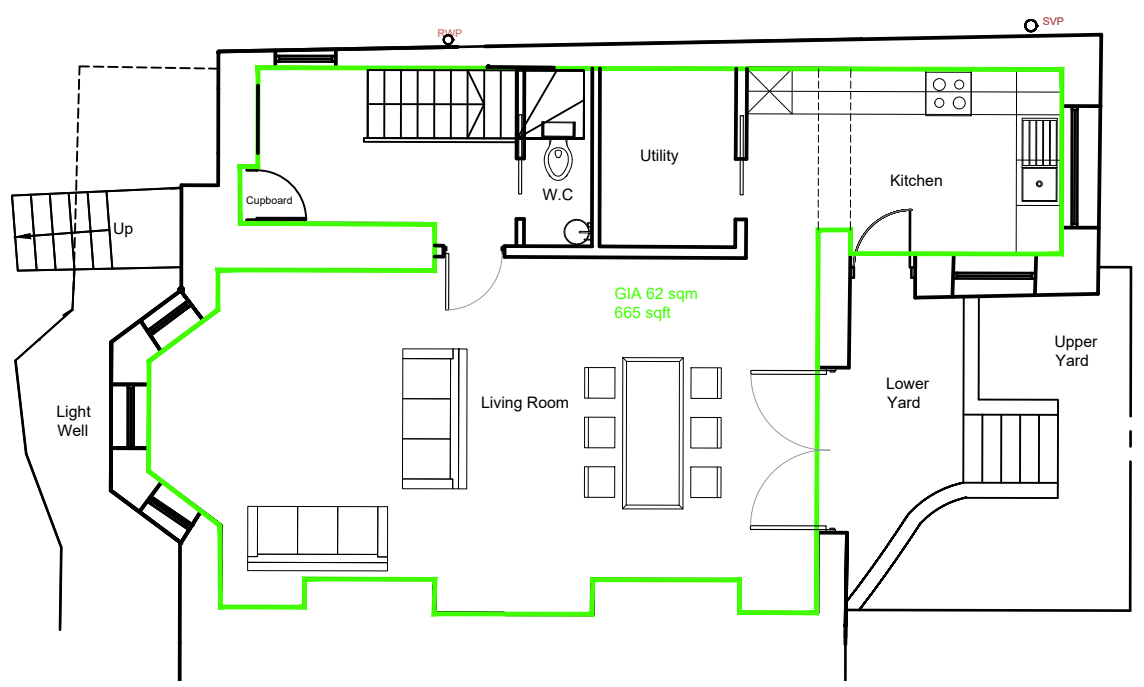
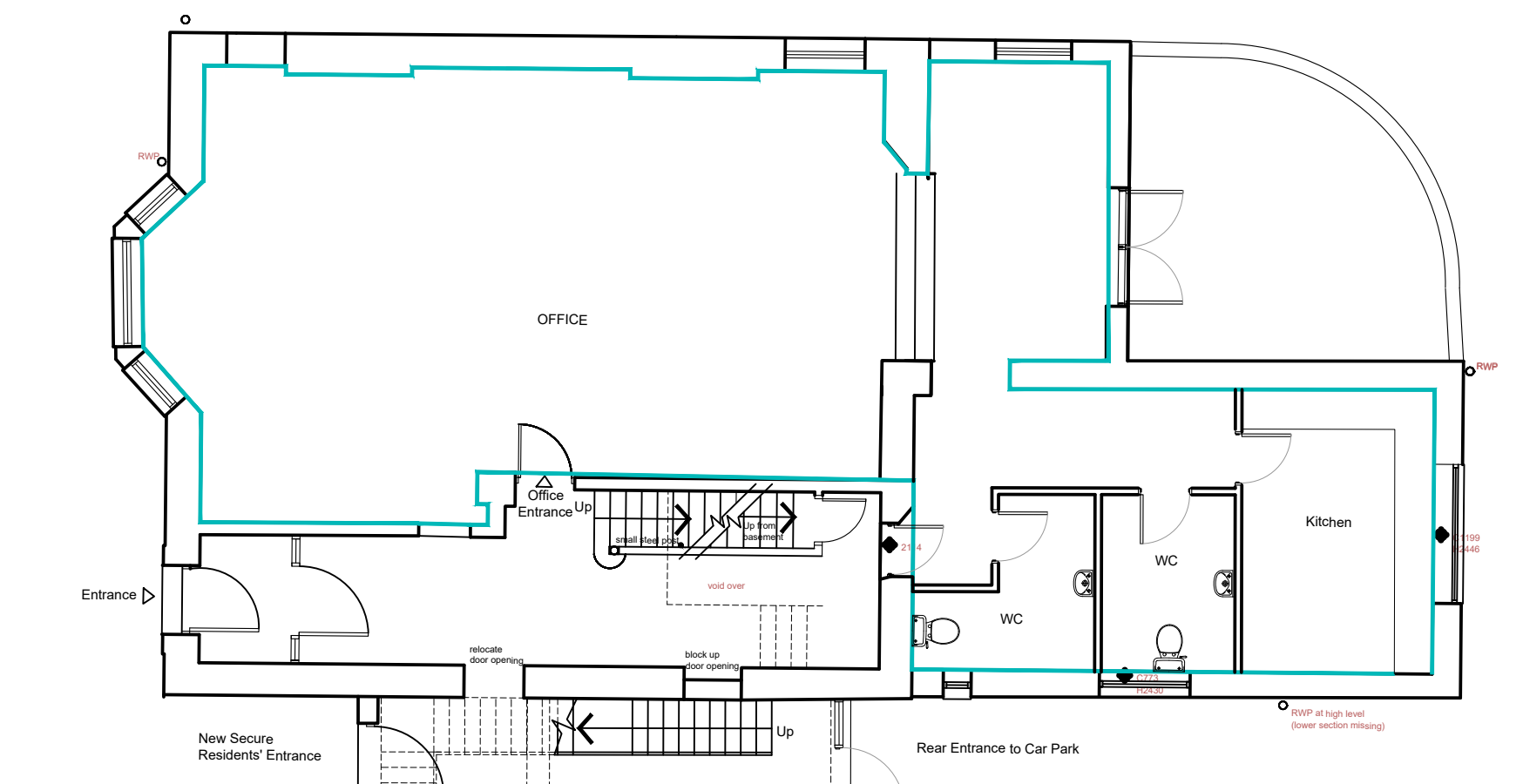
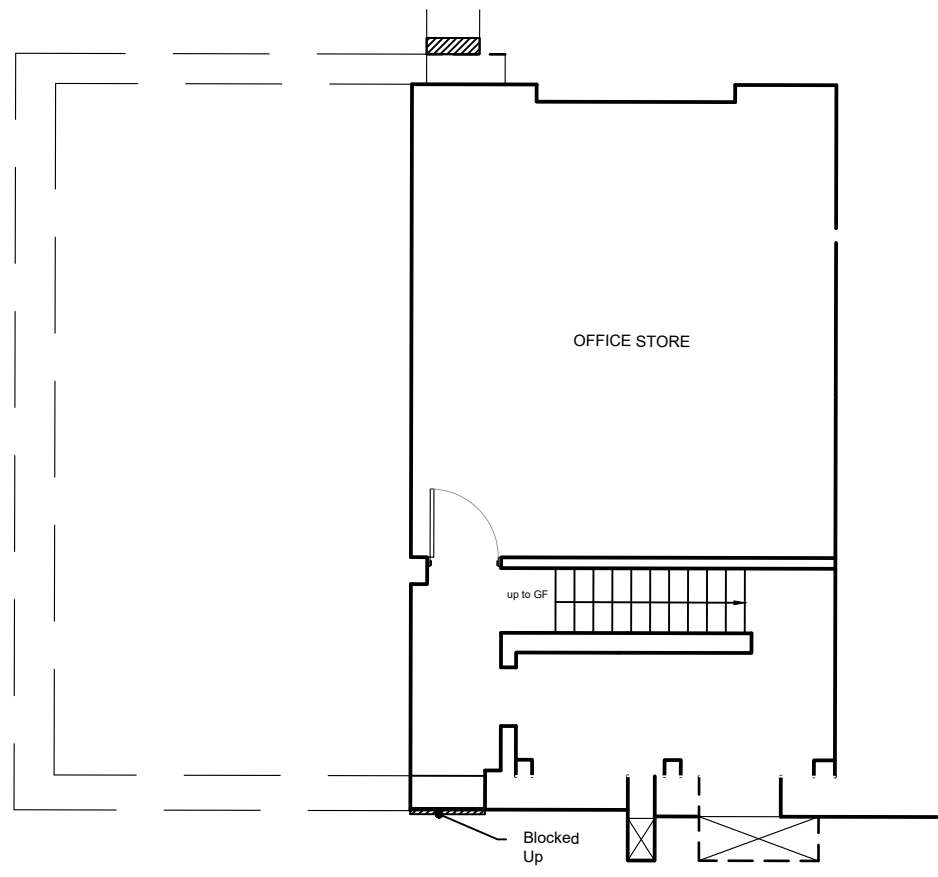


Parapet Wall Detail

1:25 @ A3 (1:50 @ A1)

New Submission

Wordsworth Avenue, Cardiff		Job No.	17_042
Proposed Residential Development		Dwg No.	AL(01)18
		Rev.	F
Title Proposed East Elevation			
Date	Drawn	Scale	
18/05/2017	WS	1:100 @A3 / 1:50 @A1	
 C² Architects Environmental & Urban design		Town planners	
		Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL www.c2architects.co.uk tel: 029 20452100	



Basement
1:100 @ A3 (1:50 @ A1)

Ground Floor
1:100 @ A3 (1:50 @ A1)

Wordsworth Avenue, Cardiff		Job No.	17_042
Proposed Residential Development		Dwg No.	SK001
Proposed Basement & Ground Floor Plan		Rev.	
Date	Drawn	Scale	
10/05/2017	WS	1:100 @A3 / 1:50 @A1	

C² Architects · Town planners
Environmental & Urban design

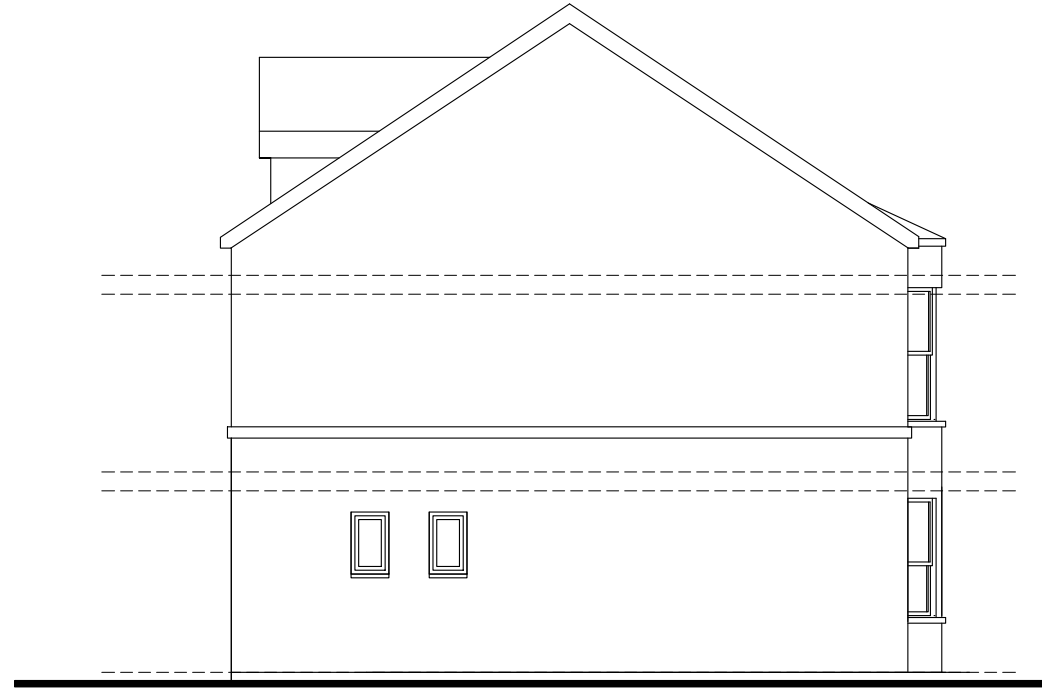
Unit 1A, Compass Business Park,
Pacific Road, Cardiff, CF24 6HL

www.c2architects.co.uk
tel: 029 20452100

Date	Drawn	Check	Description	Rev.
25/07/17	MC	***	General redesign	B
25/07/2017	MC	***	Additional dormer, bay window redesign and amendments following planner comments	C
11/08/2017	MC	***	Bay window reaches two storeys	D



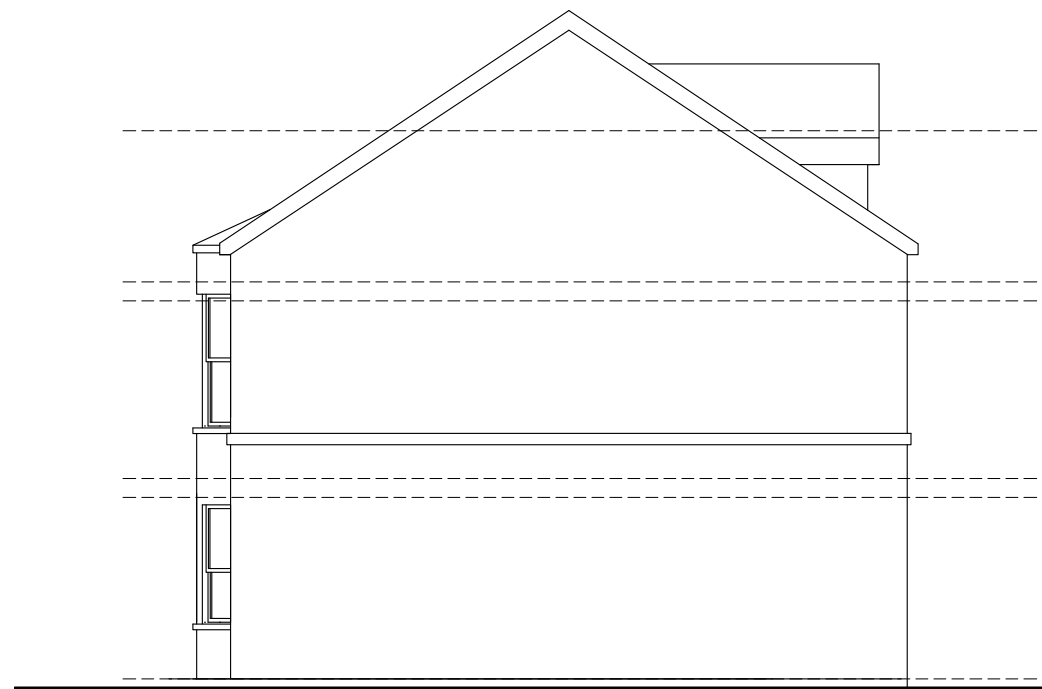
Front Elevation
1:100 @ A3 (1:50 @ A1)



Side Elevation
1:100 @ A3 (1:50 @ A1)



Rear Elevation
1:100 @ A3 (1:50 @ A1)



Side Elevation
1:100 @ A3 (1:50 @ A1)

New Submission

Wordsworth Avenue, Cardiff		Job No.	17_042
Proposed Residential Development		Dwg No.	AL(02)2
		Rev.	D
Title Proposed House Elevations			
Date	Drawn	Scale	
18/05/2017	WS	1:100 @A3 / 1:50 @A1	

C² Architects · Town planners
Environmental & Urban design

Unit 1A, Compass Business Park,
Pacific Road, Cardiff, CF24 5HL www.c-jarchitects.co.uk
tel: 029 20452100

COMMITTEE DATE: 13/02/2019

APPLICATION No. **18/02594/MJR** APPLICATION DATE: 31/10/2018

ED: **LLANRUMNEY**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council/Wates Residential

LOCATION: FORMER LLANRUMNEY HIGH SCHOOL, BALL ROAD,
LLANRUMNEY, CARDIFF, CF3 4YW

PROPOSAL: DEVELOPMENT OF 98 RESIDENTIAL DWELLINGS (USE
CLASS C3, INCLUDING AFFORDABLE HOUSING),
VEHICULAR AND PEDESTRIAN ACCESS,
LANDSCAPING, DRAINAGE, RELATED
INFRASTRUCTURE AND ENGINEERING WORKS

RECOMMENDATION 1: That planning permission be **GRANTED** subject to the applicant entering a Unilateral Undertaking under SECTION 106 for the requirements specified in paragraph 9.1 of this report and subject to the following conditions:-

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans and documents, unless otherwise amended by any other condition attached to this consent:

Site Location Plan	2288-100	C
Site Layout	2288/101	M
Context Plan	2288/102	D
4.2.1 Plans	2288-200-01	A
4.2.1 Elevations	2288-200-02	A
4.2.1 Block Elevation Semi Detached	2288-200-03	A
5.3.1 Plans	2288-201-01	A
5.3.1 Elevations	2288-201-02	A
5.3.1 Block Elevations Semi Detached	2288-201-03	B
C Plans	2288-202-01	B
C Elevations	2288-202-02	A
C Block Elevations Semi Detached	202-03	
D Plans	203-01	
D Elevations	203-02	
E Plans	204-01	
E Elevations	204-02	
F Plans	205-01	
F Elevations	205-02	
I Plans	206-01	
I Elevations	206-02	
J Plans	207-01	

J Elevations	207-02	
K Plans	208-01	
K Elevations	208-02	
K Block Elevations Semi Detached	208-03	
K Block Elevation Terrace	208-04	
L Plans	209-01	
L Elevations	209-02	
2B1 Apartment Plans	210-01	
2B1 Apartment Elevations	210-02	
2B1 & L Block Elevations	210-03	
Street Scene Llanrumney	2288-300-01	A
M Block Elevations Terraced	2288-214-04	B
M Block Elevations Semi Detached	2288-214-03	B
M Elevations	2288-214-02	B
M Plans	2288-214-01	B
641 Elevations Semi Detached	2288-213-03	A
641 Elevations	2288-213-02	B
641 Plans	2288-213-01	B
321 Elevations	2288-212-03	B
321 & 111 Elevations	2288-212-02	B
321 & 111 Plans	2288-212-01	B
211 Block Elevations Terrace	2288-211-03	A
211 Elevations	2288-211-02	B
211 Plans	2288-211-01	B
Management Plan	2288/103	
Finished Floor Levels	002	P1
2B1 & M Terrace Elevations	2288-210-05	
2B1 & K & E Block Elevations	2288-210-04	
2B2 Apartment Plans	2288-215-01	
2B2 Apartment Elevations	2288-215-02	
K, 2B2 & E Elevations Terraced	2288-215-03	
Single Garage	2288-220-01	
Double Garage	2288-221-01	

Transport Statement Vectos Oct 2018 -
 Design & Access Statement Spring Design 2288-02 I
 Tree Survey, Categorisation and Tree Constraints Plan Steve Ambler &
 Sons Sep 2018 -
 Green Infrastructure Statement WYG A108991-1 V3
 Air Quality Assessment Wardell Armstrong 001 V0.1
 Noise Assessment1 Wardell Armstrong
 Preliminary Ecological Appraisal Wardell Armstrong 001 V0.1
 Phase 1 Desk Study Wardell Armstrong /3 3
 Phase 2 Geo-Environmental and Geotechnical Ground Investigation
 Report Wardell Armstrong RPT-002 4
 Flood Consequence Assessment JBA 19/10/18 V2.0
 Drainage Statement CD Gray CDGA-9456-DIS1-P1

Drainage Strategy - CD Gray	001	P2
Landscape Strategy	LH.LA.100	E

Soft Landscape 1 of 7	LH.LA.101	E
Soft Landscape 2 of 7	LH.LA.102	E
Soft Landscape 3 of 7	LH.LA.103	E
Soft Landscape 4 of 7	LH.LA.104	E
Soft Landscape 5 of 7	LH.LA.105	E
Soft Landscape 6 of 7	LH.LA.106	E
Soft Landscape 7 of 7	LH.LA.107	E
Details	LA.108	E
Soft Landscape Specifications	LH.LA.109	E
Soil Volumes for Proposed Trees	LH.LA.110	E
Fire Truck Swept Path Analysis	184021_AT_A02	C
Refuse Vehicle Swept Path Analysis	184021_AT_A01	A

Reason: To avoid doubt and confusion as to the approved plans.

- 3 Prior to the commencement of any development works and following completion of the 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 Local Planning Authority. If no protection measures are required than no further actions will be required.

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

4. 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.

Reason: To ensure that the safety of future occupiers is not prejudiced (LDP policy EN13).

- 5 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) 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;
- (ii) 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)
- (iii) 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.

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.

6. 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 shall 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 shall 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).

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 neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

7. The remediation scheme approved by condition 5 shall 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 shall 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 shall be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition shall 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).

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 neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall 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 shall 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 shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority 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.

9. 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 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.

10. 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 material 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.

11. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

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

12. No residential building shall be brought into beneficial use until the drainage system for the site has been completed in accordance with the approved details as shown on drawing numbers CDGA-9456-DIS1-P1 and 9456 001 Rev P2. Thereafter no further foul, surface water and/or 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 (LDP policy EN10).

13. Prior to the commencement of development a finalised Arboricultural Impact Assessment, Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved by the LPA. No development shall take place that is not in full accordance with the AMS and TPP.

Reason: In the interests of the visual amenities of the area (LDP policy EN8).

14. Prior to the commencement of development a detailed, finalised landscape specification shall be submitted to and approved by the LPA and supported by a finalised planting plan that does not depart significantly from that previously submitted; finalised plant schedule; finalised tree pit details including tree pits in rain garden and swale/ditch features and finalised planting and aftercare methodology. The detailed landscape specification shall be based upon the submitted outline landscape specification but shall also incorporate the following elements: -

- A landscaping implementation strategy (i.e. timetable for landscaping implementation).
- Confirmation that the project soil scientist will oversee soil handling, storage, amelioration and placement to ensure fitness for purpose and that they will report to the LPA on successful completion of each stage.
- Confirmation that the project soil scientist will ensure that planting soils wherever *Acer rubrum* 'Bowhall' is to be planted are of pH 5.0-5.6 on placement with accessible and sufficient quantities of the micronutrient manganese, and that any soils departing from these requirements will be amended to the soil scientists specifications to render them fit for purpose.
- Confirmation that there will be no plant substitutions without first obtaining the written consent of the LPA.
- Confirmation that the landscape design has been drawn up with full regard to all service constraints, including drainage and that no significant changes to the landscape design as submitted prior to finalising services have resulted, including constraints on Root Available Soil Volumes for proposed trees.
- Confirmation that where practicable, mulch circles to trees shall be to 1000mm radius, measured from tree stems.

Reason. In the interests of visual amenity (LDP Policies EN8, EN10, KP15, KP16).

15. 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 otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents.

Reason: In the interests of the visual amenities of the area (LDP Policies EN8, EN10, KP15, KP16).

16. Prior to the commencement of any development a scheme (Construction Environmental Management Plan) to minimise dust emissions and minimise the impact on the highway arising from construction activities on site during the construction period shall be submitted in writing for approval by the Local Planning Authority. The scheme shall include (but not be limited to) details of site hoardings, site

access and wheel washing facilities, a strategy for the delivery of plant and materials, construction staff parking, traffic management proposals and details of dust suppression measures and the methods to monitor emissions of dust arising from the development. The 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 construction phases.
Reason: To safeguard the amenity of nearby residents in the area and highway safety (LDP policies EN13 and T5).

17. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource (LDP policy EN9).
18. No development shall commence on the houses or apartments until samples of the external materials for the houses and apartments have been submitted to the Local Planning Authority for approval and shall then be implemented as approved.
Reason: In the interests of the visual amenities of the area (LDP policy H5).
19. Construction of the brick boundary walls shall take place until samples of the external materials have been submitted to the Local Planning Authority for approval and shall then be implemented as approved.
Reason: In the interests of the visual amenities of the area (LDP policy H5).
20. The colour of external meter cabinets on any principal elevation of a proposed dwelling shall match the colour of the window of that dwelling.
Reason: In the interests of visual amenities (LDP policy H5).
21. No development or site clearance shall take place until a Green Infrastructure Management Strategy (GIMS) for the delivery, establishment and ongoing management, maintenance and monitoring of green infrastructure for the whole site, for both the establishment phase and long term, has been submitted to and approved in writing by the Local Planning Authority. The GIMS shall broadly accord with the Green Infrastructure Statement (A108991-1 September 2018) and mitigation and enhancement measures set out in the Preliminary Ecological Appraisal (PEA) Report (001 V0.1). The GIMS shall include the following details:
 - a) Proposals for the protection, creation, enhancement and management and maintenance of habitats, including species-rich

wildflower grasslands, hedgerows and trees, SuDs and highway trees/verges. These proposals should include details of seed mixes for wildflower areas.

- b) Use of SuDS features to ensure that discharge of surface water run-off into the River Rhymney Site of Importance for Nature Conservation (SINC) is of acceptable quality such that significant adverse impact upon the biodiversity of that site is avoided.
- c) A sensitive clearance strategy to avoid harm to reptile species on site, as referred to in section 4.4.16 of the PEA Report.
- d) Measures to avoid harm to nesting birds, during clearance of any trees, bushes or shrubs on the site, as outlined in section 4.4.19 of the PEA Report
- e) Treatment for the eradication of any invasive species found at the site, as referred to in section 7.9 of the PEA Report
- f) A lighting scheme and implementation plan to control light spillage to wildlife corridors and habitats, including the 'Bat House' structure. The scheme shall include, but not be limited to, details of the siting and type of lighting to be used, measures to control light spillage and drawings setting out avoidance of light spillage in key areas for wildlife, including bat roost features incorporated into buildings.
- g) Measures to avoid trapping animals in excavations during construction. Wooden planks should be placed in all excavations which are to remain open overnight. This will provide a means of escape for any badger or other mammal which may enter the excavation. Any temporarily exposed open casing system will be capped in such a way as to prevent badgers, hedgehogs or other mammals from gaining access.
- h) Provision to repeat surveys if greater than two years elapses between the most recent ecological survey, and site clearance. If site clearance in respect of the development approved does not commence within 2 years from the date of the most recent ecological appraisal, the approved ecological measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of habitats and species, and ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised, and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.
- i) A programme of ecological enhancements including no less than:-
 - 5 x bat boxes for crevice-dwelling bats, and

- 3 x House Sparrow terraces, and
- 5 x Swift Boxes, and
- 3 x double House Martin cups

To be installed in suitable buildings on site. A plan showing the locations of these features should be included in the GIMS. Other enhancements which should also be set out in the GIMS include details of those outlined in Section 5 of the PEA Report, such as provision of insect hotels, wood piles and hibernacula, hedgehog houses and minimum 100mm gap under all fences to allow free movement of hedgehogs.

The approved GIMS, and any subsequent amendments as shall be agreed in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and programme for implementation. Should monitoring and/or surveys indicate a failure of the mitigation measures or a decline in population or distribution, remedial measures shall be agreed in writing with the Local Planning Authority and shall be implemented as agreed.

Reason: To protect and enhance the Green Infrastructure resource of the site (LDP policy EN 7).

22. The development shall proceed in accordance with the mitigation measures in the FCA i.e. the raising of the site levels and construction of the scrape subject to further details of the construction of the scrape being submitted to and approved in writing by the local planning authority and then implemented in accordance with the approved details.

Reason: To ensure that the consequences of flooding are managed to an acceptable level (Policy EN14).

23. Details of secure and covered cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing on those plots. Cycle stores and garages shall be constructed prior to the dwelling they serve being occupied for residential purposes.

Reason: To encourage cycle use (LDP policy T5).

24. Details of motorcycle barriers and their location on the western pedestrian/cycle path shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on that path and then be implemented as approved prior to the path being brought into beneficial use.

Reason: In the interests of highway safety (LDP policy T5).

25. Notwithstanding the approved plans indicated in condition 1 above, the bedroom window in the side of unit 13, and the dining room window of plot 43 shall be fitted with obscure glass which shall then be retained in perpetuity.

Reason: In the interests of privacy (LDP policy H5).

26. Notwithstanding the approved plans indicated in condition 1 above, Plots 8 and 15 shall be constructed with bay windows to the gable end facing east, which shall then be retained in perpetuity.
Reason. In the interests of residential amenity (LDP policy H5).
27. Notwithstanding the approved plans indicated in condition 1 above, prior to the commencement of development, details of additional pedestrian connections linking private drives at a number of locations within the site to improve connectivity shall be submitted to and approved in writing by the Local Planning Authority. The connections shall be implemented as approved prior to the beneficial occupation of the final dwelling on site.
Reason. To provide for permeability and safe pedestrian/cycle routes (LDP policy T1).
28. Notwithstanding the approved plans listed under condition 1, prior to the occupation of the dwellings facing the square, boundary details to delineate private amenity space shall be submitted to and approved in writing by the LPA. The details shall be implemented as approved.
Reason. In the interests of privacy and residential amenity (LDP policy H5).
29. No development shall take place on the Hartland Road widening scheme until the scheme has been approved in writing by the overseeing highway authority. The scheme shall be implemented to their written satisfaction prior to the occupation of the first residential dwelling.
Reason: To facilitate safe and efficient access to and from the proposed development in the interests of highway and pedestrian safety.

RECOMMENDATION 2 : The contamination assessments and the affects 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;
- (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 developer shall have regard to the consultation responses received during the processing of this application.

RECOMMENDATION 5 : This development falls within a radon affected area and may require basic radon protective measures, as recommended for the purposes of the current Building Regulations.

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.

RECOMMENDATION 7: A detailed report on the archaeological work, as required by condition, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA) (www.archaeologists.net/codes/cifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

1. **DESCRIPTION OF DEVELOPMENT**

- 1.1 The aim of the Cardiff Living programme is to build around 1500 mixed tenure, energy efficient, sustainable and high quality homes across 40 Council owned sites within Cardiff. Sites vary in size from a few dwellings to almost 300. Overall, the programme will provide 40% affordable homes across the portfolio of sites with the remaining dwellings being placed on open market sale. The programme will be delivered in three phases, within a period of 10 years and to the following key principles:
- A high level of energy efficiency in all homes and tenures that will assist with tackling fuel poverty through a fabric first approach.
 - A tenure-blind, high quality of design and architectural standard.
 - A high standard of urban design and place making.
 - Sustainable communities by creating well connected and inclusive developments.
 - High quality building standards and specifications for the affordable units.
- 1.2 The proposal is for a total of 98 dwellings, This comprises:-
8 x two bedroom houses, 6 x three bedroom houses and 2 x four bedroom houses
7 x one bedroom apartments, 5 x two bedroom apartments (affordable).
2 x two bedroom Flats above garages (FOGs), 11 x three bedroom houses, 49x four bedroom houses and 7x five bedroom houses (open market).
- 1.3 14 of the dwellings would be 2 1/2 storey, 10 would be 3 storey and the remainder two storey
- 1.4 The houses would be built as 2x three dwelling terraces, 1x terrace comprising 6 apartments, 1x terrace comprising a pair of dwellings, a FOG and a fourth dwelling and 1x terrace of 3 dwellings with FOG attached. 28 of the dwellings would be semi-detached plus a house and adjoining FOG and 4 of the apartments would be accommodated in what would appear to be a semi detached dwelling. The 2 other apartments would have the appearance of a detached two storey house.
- 1.5 52 garages and 4 spaces under the FOGs are proposed in addition to car parking spaces on driveways and allocated parking bays and 5 spaces behind each of the FOGs. Garages would be finished in materials to match the proposed dwellings.
- 1.6 The roofs would have mixed russet or slate grey roof tiles with walls of red bricks. Windows frames would be grey. Marley Cedral click cladding and natural stained timber would be used on panels on the buildings. Some of the dwellings would have cast stone facing masonry to small front porches.
- 1.7 Approximately 120 trees are to be planted within the site, 5 of which would be planted along the eastern boundary of the site to supplement the existing trees to be retained along this boundary with the public highway along Hartland Road. A hedge is to be planted along the boundary fronting Clovelly Close.

- 1.8 Sheds are proposed for the affordable houses that would provide secure bike storage. Cycle storage buildings are also shown for the apartments.
- 1.9 A new pedestrian/cycle route around the western boundary of the site linking the development and Clovelly Close to the Rhymney Trail is proposed.

2 DESCRIPTION OF SITE

- 2.1 The site is 4.52 Ha in area on land that comprised the former Llanrumney High School and adjoining playing field. The site is irregular in shape. The site is generally level rising towards the eastern boundary of the site.
- 2.2 To the north east, south and south east of the application site is residential, to the north is a riverside walk adjoining the River Rhymney and to the west are playing fields. The north boundary comprise a band of trees. There are some individual trees fronting Clovelly Crescent and Hartland Road.
- 2.3. A small part of the site falls with flood zone B. Most of the site falls within Flood Zone C1.
- 2.4. Currently there are two vehicle access points into the site off Hartland Road and Ball Lane but no road extends into the site..
- 2.5 There is a bus stop some 70m to the north of the proposed vehicular access. The bus stop is on the 50 and 65 bus routes which provide a frequent service.
- 2.6 An extensive linear band of amenity space is located east of the application site that extends from Bluebell Drive in the north to Ridgeway Road in the south.

3 SITE HISTORY

- 3.1 13/01291/DCO Prior approval granted for demolition of school 30/07/2013.

4 POLICY FRAMEWORK

- 4.1 It is considered that the following LDP policies are relevant to this application:-

KP1, KP5, KP7, KP8, KP14, KP16, H3, H6, EN8, EN13, T1, T5, T6, C1, C3, C5 and W2

- 4.2 It is considered that the following SPGs are relevant to this application:-

SPG Planning for Health and Well Being
SPG Managing Transport Impacts (incorporating Parking Standards)
SPG Residential Design Guide
SPG Affordable Housing
SPG Ecology and Biodiversity
SPG Planning Obligations
SPG Protection and Provision of Open Space in new Developments

SPG Green Infrastructure
SPG Trees and Development
SPG Soils and Development
SPG Waste Collection and Storage Facilities
SPG Archaeology and Archaeological Sensitive Sites
SPG Infill Sites

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5 **INTERNAL CONSULTEE RESPONSES**

5.1 Shared Regulatory Services state:-
The following information has been submitted as part of the application:

Wardell Armstrong, October 2017; Phase 1 Desk Study. Ref: CA11255/3 (Rev. 4/4/18) Wardell Armstrong, November 2017; Phase II Geo-Environmental And Geotechnical Ground Investigation Report Ref: CA11255/3 RPT-002 (Rev. 10/4/18)

The above information includes detailed contamination and ground gas assessments.

In relation to potential contamination, elevated concentrations of benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene and dibenzo(ah)anthracene within three samples of made ground. Supplementary sampling and contamination assessment is required to confirm and delineate any potential risk to human health and the environment.

Amended contamination conditions are recommended to address this. In relation to ground gas assessment, this was ongoing at the time of the above report. The completed assessment will need to be submitted, along with details and validation of any protection measures required.

An amended ground gas condition is recommended to address this. Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services would request the inclusion of the following conditions and informative statements in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local

Development Plan:
CONDITIONS

Prior to the commencement of any development works and following completion of the 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 than 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 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.

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) not required
- (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 / 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.

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 / 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.

The remediation scheme approved by condition x (PC14B 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 / 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 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.

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 in accordance with policy EN13 of the Cardiff Local Development Plan.

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 material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

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

ADVISORY/INFORMATIVE

This development falls within a radon affected area and may require basic radon protective measures, as recommended for the purposes of the current Building Regulations.

The contamination assessments and the affects 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;
- (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.

5.2 The Tree Officer states:

Subject to an approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, unacceptable harm will not result to trees of amenity value. You will note that I am recommending the removal of x3 existing 'C' (low quality) category trees as they are not considered viable in the context of the development, and in removing tree 5, the better quality tree 6 will have more room to develop properly. What we don't have is full detail concerning services including drainage, so any Impact Assessment, Method Statement and Protection Plan will need to have regard to these elements to ensure they do not conflict with retained 'A' and 'B' category trees.

I concur with sections 8.49 and 8.50 of the submitted geotechnical report, where it recommends the production of a Soil Resource Survey (SRS) and Plan (SRP) respectively. The submitted 'Details' plan reference LA.108 annotates the tree pit section to refer to imported soils only, but there is no evidence to confirm that site won soil would not be fit for purpose for the proposed landscape functions.

Aside from recommending the removal of x3 'C' category trees I am suggesting changes to some of the proposed trees to ensure fitness for purpose in the proposed context. Importantly this includes the two linear swale plantings and the planting in the 'square'. The swale plantings need to incorporate trees tolerant of alternately very dry and very wet soils, so I have reverted to advice as per the TDAG guide to tree species selection for green infrastructure, and case experience with the proposed trees (*Hippophae salicifolia* 'Streetwise' and *Acer platanoides* 'Crimson King'). I have suggested alternative tree species (*Acer rubrum* 'Bowhall', *Alnus x spaethii* & *Gleditsia triacanthos* 'Draves Street Keeper') at reduced density. It is likely to be appropriate for the swale soils to be designed specifically to tolerate alternate inundation and drying without significant loss of functionality. The SRS/SRP should pay particular attention to the likely functionality of site won soils in this regard, and if they will not be fit for purpose, specify alternative soils accordingly as part of a full topsoil and subsoil specification.

Landscaping details do need to be finalised with regard not only to the residential and highways layout, but also services (including drainage), lighting

and CCTV. There needs to be comfort that there will not be conflict between these different elements of development.

In due course I would expect finalised landscaping details to include scaled planting plans, plant schedule, topsoil and subsoil specification, tree pit section and plan view (to include different situations – i.e. swales, soft landscape), planting methodology, aftercare methodology and implementation programme.

5.3 Neighbourhood Services Officer in respect of noise recommends an advisory 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.

5.4 The Waste Management Officer states

Layout

Vehicle tracking for our largest collection vehicle (OLYMPUS-19N 6x2RS) will need to be provided. The main concern is the shared service road which will require adequate turning space to allow the refuse vehicle to exit the roads in a forward gear. It is not clear without tracking to see if the proposed hammer heads/turning circles will be suitable for the refuse collection vehicles.

The developer should also be aware that as we do not service private roads all properties on these roads will be required to present their waste kerbside which must be no further than 25m from the dwelling. The vehicles are unable to travel down the private drives and therefore collection points will need to be identified within 25 metres from the dwellings and not further than 30 metres from the collection vehicle. Please resubmit plans showing suitable collection points.

Bin provisions

Each house will be required to have the following for waste and recycling collections:

- 1 x 140 litre bin for general waste
- 1 x 240 litre bin for garden waste
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 140 litres)

The storage of which must be sensitively integrated into the design and preferably stored in the rear gardens.

Apartments

The proposed waste storage areas are acceptable.

For the proposed block of 6 flats (plots 56-61) we would recommend communal bins.

- 1 x 660 litre bin for general waste
- 1 x 660 litre bin for recycling
- 1 x 240 litre bin for food waste

Please ensure the proposed store is large enough to accommodate this recommended amount of bins.

Access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle.

A designated area for the storage of bulky waste is now a compulsory element of all communal bin stores. The City of Cardiff Council offers residents a collection service, for items which are too large to be disposed of in general waste bins (i.e. fridges, televisions, mattresses etc.). There must be a designated area where these items can be left, with appropriate access to allow Council collection crews to remove. This area will prevent unwanted waste being left in the communal bin store or other areas, thereby improving the aesthetics of the site

For the smaller blocks of apartments we would recommend individual bins which could be stored in the proposed bin storage areas.

Each apartment would need.

- 1 x 140 litre bin for general waste
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 140 litres)

It is strongly advised that the kitchen units are designed to allow the segregation of waste into 3 waste streams (food, recycling and general) in order to encourage the correct disposal of waste.

Refuse storage, once implemented, must be retained for future use.

Financial Contribution

The following financial contributions will be required through a S106 unilateral undertaking:

Cost of Bins are as follows:			
Type of dwelling	Qty	contribution	Total contribution
No of houses	84	60	£ 5,040.00
Flats			
Bins	Qty	Unit price	Total contribuion
1100 bins @ £468	0	468	£ -
660 bins @ £360	2	360	£ 720.00
240 bins @ £30	9	30	£ 270.00
		Total for flats	£ 990.00
		Total Contribution	£ 6,030.00

Please refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.

5.5 The Ecologist states:

I have considered the Preliminary Ecological Appraisal, which identifies the likely presence of ecological receptors within or near the site that could be subject to adverse effects arising from the proposed development. This report also seeks to identify any requirement for further specialist survey where the initial assessment cannot be relied upon to adequately determine presence or reliably infer absence of protected species/taxa. As acknowledged in the PEA, an indicative assessment of potential adverse effects is provided, although this is not a substitute for full Ecological Impact Assessment (EclA). Therefore we do not as yet have a full assessment of the ecological impacts of the proposed development.

However, I accept that the site in its current condition is of low ecological value, so do not advocate any further ecological surveys at this stage, but all measures of mitigation, compensation and enhancement should be drawn together in a Green Infrastructure Management Strategy (GIMS), to be secured by planning condition. A suggested text is provided below.

River Rhymney SINC

The most significant ecological receptor nearby is likely to be the River Rhymney Site of Importance for Nature Conservation (SINC), which is designated for its aquatic habitats as well as for its bankside vegetation. Surface water discharge during construction and occupation of the proposed development have the potential to affect the water quality of this river, with subsequent impacts upon biodiversity. Therefore, in consultation with our colleagues in the Drainage and Flood Risk Management Team we should seek to ensure no significant reduction in water quality of the River Rhymney as a result of this proposed development. In this context I note that site specific flood modelling undertaken by JBA Consulting (reference FCA v2.0, October 2018), has identified this section of the River Rhymney to be under tidal influence. On this basis, there is no requirement to attenuate flows to a restricted off-site discharge rate. The inclusion of SUDs features (swales and rain garden / bioretention systems) is therefore proposed as a means of improving water quality, amenity and bio-diversity rather than means of controlling run-off rates. Therefore these SuDS features, which should be secured by condition if they meet with the approval of the Drainage and Flood Risk Management Team, should ensure that surface water discharge into the River Rhymney is of suitable quality.

Bats

I note that the Just Mammals ecological report, which is appended to the PEA, reports that the bespoke bat house has been vandalised and is in disrepair. If this is the case, then landowner should ensure that this is repaired, as the bat house has been provided in compensation for the loss of roost when the original school building was destroyed.

Dormice

On the assumption that the line of trees to the north of the site along the edge of the river are not to be impacted by these proposals, I would not say that a dormouse survey is necessary at this site at this time.

Reptiles

The PEA for this site advocates a reptile survey, however this could not take place until March/April next year at the earliest. The rough grassland and developing scrub on the site could support widespread reptile species such as Slow-worm and Grass Snake, and this will increasingly be the case as the habitat naturally develops, if unmanaged. However the previous use of the site as a school and then a demolition site would not have been conducive to supporting these species, so the potential for colonisation from surrounding habitats also must be considered. This being the case, most of the surrounding habitat consists of housing development with immature gardens, sports pitches and mown amenity grassland. Therefore I would say that the prospects of colonisation by reptiles are relatively poor, so I would not ask for a reptile survey prior to determination.

Clearance of the site for construction should however make all reasonable effort to avoid harm to any reptiles which may have made it to this site. We should in this case require the applicant to provide and implement a sensitive clearance strategy in respect of reptiles as part of a Green Infrastructure Management Strategy for the site. This should include, but not be limited to, such measures as:

- Prior identification of receptor sites, which may be adjacent areas for Grass Snakes if the persuasion technique is used, or suitable habitat nearby if capture and translocation of Slow-worms is required.
- Surveys / trapping using refugia of appropriate size, number and materials
- Two stage clearance, wherein vegetation should initially be cut to a height of about 200mm, starting furthest away from the adjacent habitats and working towards them, so as to drive any reptiles which may be present towards the receptor habitats. All cutting must be done by hand (e.g. by strimmer or brush-cutter), rather than by tractor-drawn mowers, so as to minimise the risk of causing reptile casualties. All arisings should be removed immediately from the site following cutting. After a maximum of two days, the vegetation of the site should be cut again in a similar pattern to a height of about 50mm.
- Any rubble piles, drystone walls, tree roots, buried rubble and timber piles etc. should be dismantled by hand to prevent reptiles from using them for shelter
- Destructive clearance under supervision of an ecologist when it is likely that most reptiles have left or been removed from the site.

Nesting Birds

In order to avoid harm to nesting birds, we should ensure no clearance of trees, bushes or shrubs takes place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This can be secured through a GIMS, with suggested wording as below.

Enhancements

A new statutory duty as set out in section 6 of the Environment (Wales) Act 2016 has been introduced which requires public bodies such as Cardiff Council to seek to maintain and enhance biodiversity, and in doing so to promote the resilience of ecosystems, in the exercise of their functions. This is reflected in LDP policies such as EN6 and EN7, and PPW section 5.2.8, which refer to the need to enhance biodiversity in the planning process. In this instance I have suggested an appropriate level of enhancement provision in the text of a GIMS condition as below.

Repeat Surveys

As a general principle, survey work which is more than 2 years old will be regarded with caution, as certain species may colonise or leave an area in the interim period, or habitats may evolve over time. Surveys should be repeated if works which may affect the habitats or species concerned haven't taken place within two years of the date of the most recent survey, and this should be secured by the Green Infrastructure Management Strategy.

Green Infrastructure

I welcome the submission of the Green Infrastructure Statement which summarises the vegetation resource and the impacts upon it. Further details of the management of green infrastructure should be provided in a Green Infrastructure Management Strategy, secured by planning condition. Suggested text for a GIMS is as follows:-

GREEN INFRASTRUCTURE MANAGEMENT STRATEGY

No development and site clearance shall take place except for demolition until a Green Infrastructure Management Strategy (GIMS) for the delivery, establishment and ongoing management, maintenance and monitoring of green infrastructure for the whole site, for both the establishment phase and long term, has been submitted to and approved in writing by the Local Planning Authority. The GIMS shall broadly accord with the Green Infrastructure Statement (A108991-1 September 2018) and mitigation and enhancement measures set out in the Preliminary Ecological Appraisal (PEA) Report. The GIMS shall include the following details:

- a) Proposals for the protection, creation, enhancement and management and maintenance of habitats, including species-rich wildflower grasslands, hedgerows and trees, SuDs and highway trees/verges. These proposals should include details of seed mixes for wildflower areas.
- b) Use of SuDS features to ensure that discharge of surface water run-off into the River Rhymney Site of Importance for Nature Conservation (SINC) is of acceptable quality such that significant adverse impact upon the biodiversity of that site is avoided.
- c) A sensitive clearance strategy to avoid harm to reptile species on site, as referred to in section 4.4.16 of the PEA Report.

- d) Measures to avoid harm to nesting birds, during clearance of any trees, bushes or shrubs on the site, as outlined in section 4.4.19 of the PEA Report
- e) Treatment for the eradication of any invasive species found at the site, as referred to in section 7.9 of the PEA Report
- f) A lighting scheme and implementation plan to control light spillage to wildlife corridors and habitats, including the 'Bat House' structure. The scheme shall include, but not be limited to, details of the siting and type of lighting to be used, measures to control light spillage and drawings setting out avoidance of light spillage in key areas for wildlife, including bat roost features incorporated into buildings.
- g) Measures to avoid trapping animals in excavations during construction. Wooden planks should be placed in all excavations which are to remain open overnight. This will provide a means of escape for any badger or other mammal which may enter the excavation. Any temporarily exposed open casing system will be capped in such a way as to prevent badgers, hedgehogs or other mammals from gaining access.
- h) Provision to repeat surveys if greater than two years elapses between the most recent ecological survey, and site clearance. If site clearance in respect of the development approved does not commence within 2 years from the date of the most recent ecological appraisal, the approved ecological measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of habitats and species, and ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised, and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.
- i) A programme of ecological enhancements including no less than:-
 - 5 x bat boxes for crevice-dwelling bats, and
 - 3 x House Sparrow terraces, and
 - 5 x Swift Boxes, and
 - 3 x double House Martin cups

To be installed in suitable buildings on site. A plan showing the locations of these features should be included in the GIMS. Other enhancements which should also be set out in the GIMS include details of those outlined in Section 5 of the PEA Report, such as provision of insect hotels, wood piles and hibernacula, hedgehog houses and minimum 100mm gap under all fences to allow free movement of hedgehogs.

The approved GIMS, and any subsequent amendments as shall be agreed in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and programme for implementation. Should

monitoring and/or surveys indicate a failure of the mitigation measures or a decline in population or distribution, remedial measures shall be agreed in writing with the Local Planning Authority and shall be implemented as agreed.
Reason: To protect and enhance the Green Infrastructure resource of the site.

- 5.6 The Regeneration Team originally requested a contribution for community facilities but this has been superseded by the Housing Development Manager's comments at paragraph 5.9 of this report.
- 5.7 The Transportation Officer said in respect of the submission prior to amendment that:

Referring back to my comments on previous iterations (copies for June & August attached for reference) my concerns were;

1. Parking – appears to correspond to the 2018 SPG.
2. Internal links – these appear still not to exist throughout the site. There are numerous dead ends for vehicles, peds & cycles. This issue also came up at the last design meeting (August) with housing and the designers. I will not list again
3. Block paving. Looks OK now.
4. Internal connectivity issues. Some covered by amended layout(s), but basically still a problem as outlined above.
5. External connectivity with surrounding area. Still a problem despite layout change and comments during the last design meeting I attended.
6. Footways. These appear to be provided in accordance with the “safe area” requirements.
7. Links to adjacent area. One possibly three links to the surrounding area for peds / cycles only. Two links stop before reaching the neighbouring area. Another 3m shared ped/cycle way is removed from the site and excluded by hedging.

Additional comments-

At the access to the site could the road and associated footways be made clear. From the plan illustrated the proposed carriageway appears to be narrow and no footways provided to the south & east (whereas previous access road includes footways).

The new “square” needs some sort of re-think to make clear what it is trying to achieve and how it would achieve these aims. There appears to be a lack of clarity for users walking, cycling & driving. The tracking details indicated on the plan have not been provided. A road safety audit would need to be provided to ensure that this space can function in a safe way. Some indication of the “ownership” of the different areas of carriageway. i.e. is it meant for through traffic, pedestrians, access to private parking, etc. Perhaps a different surfacing style ?

Cycle parking. The cycle parking provision – at one cycle per bedroom (min) for all dwellings does not appear to have been taken into account. Every dwelling must have a secure & covered facility to park the bikes. Those with garages can use the garage, but the internal size of the garage must adhere to

the SPG guidelines. Internal dimensions not shown in house type plans. The SPG is available on the council website.

e.g house type J would need 4 cycle spaces & L would need 5 spaces. Type 2B2 appears to have integral cycle parking.

Where an area of cycle storage is shown – it appears to be the garden. Not secure nor covered.

Access to bins. Is it possible to access the bins from these properties. Are Waste colleagues happy with the latest layout ?

Tracking for Refuse vehicle needs to be seen.

5.8 Air Quality Team state:

I have reviewed the Air Quality Assessment (AQA) submitted in accordance with the referenced planning application 18/02594/MJR. The AQA has been undertaken in line with the agreed scope of works and adopts best practice guidance to demonstrate conservative outcomes.

The AQA examines both the construction and operational air quality impacts generated by the proposed development, and confirms a negligible impact to air quality levels at all selected sensitive receptor locations for the proposed year of opening (2020).

I am in agreement with the conclusions made by the report and therefore on the grounds of air quality have no concerns.

5.9 The Housing Development Manager states:

I have spoken to Sarah (McGill) regarding the Community Facilities contributions for the Cardiff Living sites at Howardian, Llanrumney & Rumney. Due to the overall scheme viability and based on the fact we are delivering above the planning requirements for affordable housing on these sites we will remove the requirement for the Community Facilities contributions. A viability report is being put together by GVA which will demonstrate this.

5.10 Parks Officer states:

Design Comments

I have no significant issues with the housing layout plan and welcome some of the changes made from the earlier design, with increased green buffers on all sides. Very little information is given on the treatment of the adjacent space. A wider masterplanning approach is needed to include SuDS / potential uses within an open space area, any future housing development outside the flood zone, and surrounding land uses in order to achieve a joined up scheme. This is particularly important in view of the proposed new access and other development proposals around the Park and Ride. I accept that this masterplanning lies outside the scope of this planning application but a more

joined up vision of how the new development and adjacent open space will work is required.

Llanrumney contains significant areas of informal open space and corridors, along with pitches, some of which experience drainage and anti-social behaviour problems, so design of any open space would need to consider existing uses of open space within the vicinity. Following discussions with colleagues we believe that locating formal playing pitches on this area would duplicate facilities already present in Llanrumney, particularly Riverside Playing Fields, and also require changing rooms, although junior pitches or informal kickabout areas might be more appropriate. Equally locating a play area in this location might have issues due to potential flooding and lack of good access from other areas of Llanrumney. Discussions need to take place with Parks and Sport on this and include wider proposals for University grounds and other open spaces.

I welcome the orientation of the houses on the western boundary to overlook the new cyclepath and any future open space, giving improved informal supervision which may help to discourage anti-social behaviour.

Some of the trees on northern boundary are within Parks land (Rhymney trail). I welcome that the design now incorporates a buffer zone between these and the houses which is an improvement on the earlier design and should overcome issues of large trees over-shading houses and gardens. A management plan will be required showing responsibility for management of areas within the new housing development and the adjacent open space.

The figures given for off-site POS contributions are based on the housing being provided. I have made allowance for the strip of open space between the housing and new cycleway to the west as public open space as this adjoins the larger grass area (plan attached). Again it will be useful to know what the future proposals are for the southern area of open space in terms of development.

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 264.5. This generates an open space requirement of 0.643 ha of on-site open

space based on the criteria set for Housing accommodation. I have calculated an on-site area of functional open space of 0.225 ha (see attached plan), leaving an off-site contribution of £178,362. I enclose a copy of the calculation

It's unclear at present whether the area adjacent to the proposed development will be available for informal or formal recreation. Any financial contribution would be used 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. This would include improvements to play facilities eg at Rumney Rec, Fishponds Wood (or an alternative site), and or Riverside Playing Fields.

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.

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.

5.11 The Education Officer states:-

The calculation is based on the housing mix indicated in the attached (as uploaded to the portal on 31 October) – if this has been superseded, please let me know and we can recalculate quickly.

- The catchment English-medium Primary School is Bryn Hafod Primary School. Based on there being a sufficiency of places throughout the area, no planning obligation is sought for English-medium primary or nursery provision.
- The catchment area Welsh-medium Primary School is Ysgol Bro Eirwg. This school is not projected to have sufficient places such that a planning obligation is sought for Welsh-medium primary and nursery places.
- The catchment English-medium secondary school is Eastern High. A significant portion of the pupils in this catchment attend Faith based secondary school education and projections indicate that this number to be increasing. However, the number of faith based school places is capped at the current capacity and that any surplus will must therefore feed back into English-medium community school. As there will be no surplus places in the local English-medium community school an obligation is sought.
- The catchment Welsh-medium secondary school is Ysgol Gyfun Gymraeg Bro Edern. This school has a sufficiency of places but demand across the city is projected to result in a shortfall of provision by 2022-3 and hence the school will be full. An obligation is therefore sought

The contribution request calculated in accordance with the SPG may therefore be broken down as follows:

Proportionate contributions per year	
Year	Total
Number of dwellings:	97
English-medium nursery	£0
English-medium primary	£0
English-medium secondary	£255,093
English-medium sixth form	£85,262
Welsh-medium nursery	£5,921
Welsh-medium primary	£50,420
Welsh-medium secondary	£63,773
Welsh-medium sixth form	£21,316
Statemented SEN	£47,128
Totals	£528,913

Amended Plans/Additional Information

- 5.12 The Waste Management Officer advises that the bin collection points and storage areas are acceptable.
- 5.13 The Ecologist has no further comments in respect of the amended/additional information.
- 5.14 The Transportation Officer has no adverse comment in respect of the amended/additional information. However a condition is recommended in respect of the submission of further details of the access junction arrangement (condition 31 above).
- 5.15 The Parks Officer has advised that the proposed Management Plan submitted is acceptable.
- 5.16 The Trees Officer has reviewed the amended landscaping details and has no objection, subject to conditions (13, 14 and 15 above).

6. EXTERNAL CONSULTEE RESPONSES

6.1 South Wales Police state:

South Wales Police have no objection to the above application and welcome the fact that all main pedestrian and vehicle routes are well overlooked along with the commitment by developers to build to Secured by Design standards.

To ensure community safety issues are adequately addressed South Wales Police would however make the following recommendations,

- 1 A scheme of work is submitted to the authority for approval in respect of a lighting plan for the site reason to prevent crime and enhance personal safety.
- 2 All main external doors for premises are PAS24:2016 compliant reason to prevent burglary.
- 3 All ground floor windows in houses and flats are PAS24:2016 compliant reason to prevent burglary.
- 4 All rear gardens are secure with minimum of 1.8m walling/fencing/gating reason to prevent burglary and theft.
- 5 All service meters are externally accessible towards front elevations of dwellings reason to prevent distraction type crime.
- 6 All side parking areas are over-looked by adjacent window in side elevation reason to prevent car crime.
- 7 Any shared access doors which serve 4 or more dwellings will need audio-visual access control features fitted reason to prevent crime and anti-social behaviour.

If all above features are incorporated into the current development design then development will meet Secured By Design standards which have been shown to reduce crime risk by up to 75% and create a more long term sustainable Development. Further details on Secured by Design can be found on www.securedbydesign.com . South Wales Police are happy to work with developers to achieve this and are happy for above comments to be shared with them.

6.2 The Fire Safety Officer states inter alia that:-

The proposed site plan in relation to the above has been examined and the Fire and Rescue Authority wish the following comments to be brought to the attention of the committee/applicant. It is important that these matters are dealt with in the early stages of any proposed development.

The developer should consider the need for the provision of:-

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances.

6.3 Welsh Water state:

We have reviewed the information submitted as part of this application with particular focus on the Drainage Design Statement Ref CDGA-9456-DIS1-P1 and Proposed Drainage Strategy drawing number 9456 001 Rev P2. We have previously assessed the proposed residential development and confirmed that 98 dwellings only can be accommodated in the existing infrastructure.

We note that the intention is to drain foul water to the mains sewer and surface water to the nearby river and we have no objection to this proposal in principle and therefore, if you are minded to grant planning permission we request that the following Conditions and Advisory Notes are included within any subsequent consent.

Conditions

No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details as shown on drawing numbers CDGA-9456-DIS1-P1 and 9456 001 Rev P2. Thereafter no further foul, surface water and/or 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

Advisory Notes

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

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The proposed development is crossed by a distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

6.4 NRW states

The submitted Pre-Application Consultation (PAC) Report prepared by Lichfields, dated 31 October 2018, identifies we were consulted on the proposal during statutory pre-application consultation. We provided comments in our letter reference CAS-68769-N6Y0, dated 12 October 2018. Amended information has been submitted as part of this application.

We recommend you should only grant planning permission if you attach a condition regarding flood risk management. This condition would address significant concerns we have identified, and we would not object provided you attach it to the planning permission.

Flood Risk

The majority of the application site lies within Zone C1, as defined by the Development Advice Map (DAM) referred to in TAN15. Our Flood Map information, which is updated on a quarterly basis, confirms the majority of the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines and the 0.5% (1 in 200 year) and 0.1% (1 in 1000 year) annual probability tidal flood outlines. Our maps also show the application site previously flooded during the December 1979 flood event.

The submitted FCA prepared by JBA Consulting, dated October 2018, identifies the current site level ranges from 9.4m AOD to 10m AOD. It is proposed the north east boundary of the site is to be raised to 10.1m AOD and the remainder of the site is to be raised to 10m AOD. A 25m buffer, referred to as a scrape, is proposed between the northern site boundary and the River Rhymney flood defences, within which the ground level is proposed to be lowered by 0.5m to channel flood water around the development. Based on the proposed site levels and the scrape, the FCA shows:

- The proposed development site is predicted to be flood free during the 1% (1 in 100 year) plus 25% for climate change fluvial flood event and the 0.5% (1 in 200 year) plus climate change tidal flood event. This is compliant with A1.14 of TAN15;
- The proposed development site is predicted to be flood free during the 0.1% (1 in 1000 year) fluvial flood event and the 0.1% (1 in 1000 year) plus climate change tidal flood event. This is compliant with A1.15 of TAN15;
- As a result of the inclusion of the scrape along the northern boundary of the site, it is predicted the scrape will flood during the 1% (1 in 100 year) plus 25% for climate change fluvial flood event. This land was not previously predicted to flood during the 1% (1 in 100 year) plus 25% for climate change fluvial flood event. In addition, it is predicted there will be increased flood risk to the scrape and land to the immediate north east of the site during the 0.1% (1 in 1000 year) fluvial flood event. This increase in flood risk elsewhere is not compliant with A1.12 of TAN15. However, the FCA identifies this flooding is contained entirely within public / Council land. Therefore, it is a matter for your Authority to decide whether this increased risk is acceptable. We advise that specific flood depths have not been provided but the FCA identifies this flooding in a 1% plus 25% for climate change event will be shallow in nature. The FCA also identifies that in a 0.1% event, water levels closer to the existing residential properties to the north east of the site will be lowered.

In consideration of the above, in our opinion, the proposed development will be acceptable provided a suitably worded condition is attached to any permission your Authority is minded to grant to ensure the development proceeds in accordance with the mitigation measures in the FCA i.e. the raising of the site levels and construction of the scrape. Please note, construction of the scrape is identified in the FCA as being subject to further landscape design and testing. This will ensure the risks and consequences of flooding are managed to an acceptable level.

Flood Risk Activity Permit

For any works within 8m of, over, under or near a main river or flood defence (including a sea defence), or within a flood plain, you will need to apply for Flood Risk Activity Permit. Further advice and guidance is on our website. Please contact Flood Risk Officer Carl Llewellyn, 03000 653 092, to discuss.

European Protected Species

We note the submitted Preliminary Ecological Appraisal prepared by Wardell Armstrong, dated October 2018. We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of any European protected species' (EPS) being present within the application site. If so, EPS surveys may be required. Any surveys should be carried out in accordance with best practice guidelines. Please re-consult us if any survey undertaken finds EPS are present at the site and you require further advice from us.

Surface Water Drainage

We note the application is proposing SUDS infiltration to ground. We refer the developer to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by us. The developer should particularly be aware of the advice under Position Statement G13 (Sustainable drainage systems) which applies to this development.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development. Please refer to our website for further details.

6.5 GGAT states:

Thank you for consulting us about this application; consequently we have reviewed the detailed information contained on your website and can confirm that the proposal has an archaeological restraint.

You may recall our letter dated 25th June 2018 (Our ref: CAR0620/JBHD) in response to the pre-application for development at the above site (Pl.App.No.: PA/18/00063) in which we recommended a condition, requiring the applicant to submit a programme of archaeological works in accordance with a written scheme of investigation, to be attached to any planning consent granted. We have reviewed the application's supporting documents and our understanding of the archaeological resource is the same and consequently, our recommendation remains unchanged from our previous letter which is reiterated below.

The Historic Environment Record notes that the application site is located on the eastern side of the River Rhymney. The HER shows that a find of a Bronze Age palstave was made at the river "near the school". Activity in the Bronze Age was often related to water and there is the potential for further finds as this may not be representative of isolated activity. In addition, historic mapping dating from the 1830s shows a mill race running from the mill on the river to the north of the school, back to the river near Cae Castell to the south. This crosses the development area and there is the potential that remains of this may be encountered during the development work. Although the area has been partly disturbed by landscaping and drainage, the potential for archaeological material to exist remains and in order to mitigate the impact of the development on the archaeological resource, we recommend that a condition should be attached to any consent granted to requiring the applicant to submit a programme of archaeological work in accordance with a written scheme of investigation. We envisage that this programme of work would take the form of an archaeological watching brief during any ground disturbing work, identifying any elements of the proposals which may also need to be targeted by archaeologists, which will also ensure that a programme of work can be facilitated, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that archaeological features that are located are properly excavated and analysed, and it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014:

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work

will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

We also recommend that a note should be attached to the planning consent explaining that:

A detailed report on the archaeological work, as required by the condition, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA) (www.archaeologists.net/codes/cifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

6.6 Sports Council for Wales states:

Sport Wales is the statutory consultee on developments affecting playing fields and discussed the proposal with the applicant as part of a pre-application consultation.

Sport Wales was concerned about the apparent loss of the artificial pitch but the applicant pointed out that its removal had already been permitted under a separate application which unfortunately Sport Wales was not consulted. Sport Wales would therefore like to take this opportunity to remind the authority of the requirement to consult on all applications affecting playing fields including artificial pitches irrespective of ownership.

Our only outstanding concern relating to this proposal would be the impact of the new residential development on the quality and therefore use of the adjacent pitches through an increased likelihood of flooding. The supporting planning statement states that it is likely that the drainage of the fields will be improved as a result of the application. Sport Wales would be grateful to know how this will be achieved.

7. **REPRESENTATIONS**

7.1 Local Members have been notified.

7.2 The application has been advertised on site and in the press

7.3 Adjoining occupiers have been notified. Four letters of objections and concern have been received from

7.4 A resident of 11 Clovelly Crescent says I understand a traffic survey was carried out to assess impact traffic but no survey was carried out to assess

impact of entering and leaving the LLanrumney estate . Unfortunately the estate has only 2 entrances and exits and can be problematic especially during the winter months. With all the new proposed developments this is going to have a huge impact on keeping traffic flowing. I understand there maybe a proposal for a road to the A48 but surely this infrastructure should be in place first.Traffic monitoring was not carried out on the weekends mainly Saturday which is when we have the vast majority of traffic for the various activities e.g football training, games and tournaments at the university playing fields .

Access on Hartland and Clovelly crescent is poor. Clovelly crescent is too narrow and doesn't allow 2 cars to pass due to its width.

The allocation of car parking for the football pitches is too small currently and according to the plans this will be smaller than the current car park. The overflow of cars park in the street with little access for emergency services. This car park is constantly flooded when it rains. .

The drainage is very poor with persistent run off from the site during heavy rain fall The run off of water from ball road hill during heavy rainfall naturally runs down hartland road and the drains become overwhelmed. I have lived here 23 years and experienced road flooding at times.

I have been notified throughout the years when I renew my house insurance that I live in a flood risk area and this increases my premiums. NRW notified us many years ago we live in a flood risk area and are notified by NRW via messaging when there is risk to flooding. According to your survey I live in zone 2 and 3 which if true is still very concerning that you are prepared to build within 250m of a flood plain and feel this is an unacceptable risk. I know that it was the site of a former school but we are now living in continually challenging environmental conditions with wetter winters and increased flooding and find this risk not acceptable. We never seem to learn from our past mistakes of building on unsuitable land.

Reading all the surveys carried out ground water was encountered every time due to the nature of the soil with a medium risk of settlement .Due to the unseasonably hot summer this year the shrinking of the clay soil was very noticeable with large cracks appearing .Foundation excavation is going to prove very costly, challenging and problematic during this development .

- 7.5 A resident of Ball Road objects for the following reasons:-
- Llanrumney is overdeveloped and green space needs protection,
 - Increase flooding
 - Increase in amount of traffic
- 7.6 A resident of 7 Northam Avenue has concerns that Hartland Road is too narrow to take the extra traffic and is well used as access to existing houses, playing fields, day nursery and walkers. If the development goes ahead anyone wanting to attend tournaments on the playing fields would park around the estate causing even more parking and traffic problems.

7.7 A resident of 43 Clovelly Crescent says I have serious concerns into the research work carried out in respect of the flooding situation, Road access, traffic in and out of the estate, and access for the emergency services. I was alarmed to hear at the exhibition at the Eastern Leisure Centre, that the company who carried out research on the flooding in the area, had no knowledge what's so ever, that we have had water flowing down Clovelly Crescent, on two occasions in the last 35 years since I have lived here, all this since the defences have been built up.

8. **ANALYSIS**

Policy

8.1 The application site falls within the settlement boundary on unallocated white land as defined by the Adopted LDP proposals map and has no specific land use allocation or designation. The school is now demolished.

8.2 Policy H6: Change of Use or Redevelopment to Residential Use permits the change of use of redundant premises or redevelopment of redundant previously developed land for residential use where:

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

8.3 The application should therefore be assessed against this policy framework. The site is bounded by housing to the east and to the south by the residential development along Clovelly Crescent. The application site is owned by the Council and was formerly occupied by Llanrumney High School. The previous building has been demolished and the site cleared and the site is no longer required for education purposes. There are no nearby businesses that would be affected by this development. The site is a brownfield site within the settlement boundary of Cardiff. Issues of amenity and contamination will be more fully considered later in this report. The principle of the development of this site for residential purposes raises no land use policy considerations.

8.4 Paragraph 4.20 of the LDP says that brownfield and windfall sites continue to play an important role in providing new homes for the city to continue to evolve. This equates to approximately 12% of Cardiff's housing needs over the LDP period. The 98 dwellings proposed in this application forms a small part of that 12%.

8.5 The LDP forms the basis for determining planning applications. The Council and Planning Inspector took account of PPW, the Tans and other government advice at the Public Inquiry that approved the LDP. The relevant LDP policies of the Authority have been referred to earlier in this report and this development is considered to be in accordance with those policies.

8.6 In respect of the issues associated with this application, including those covered by the LDP policies and SPGs, and the objections/concerns raised I would make the following comments:-

Density

8.7 Policy KP5 (ix) of the LDP promotes the efficient use of land developing at highest practicable densities.

8.8 The Cardiff Residential Design Guide SPG asks “Does the development make efficient use of land and provide homes at a reasonable density?” The SPG states that:-

“The vitality and viability of neighbourhood centres and public transport services are dependent upon having a good number of potential customers within their catchment areas. Low density forms of development can reduce their viability, and often result in less sustainable forms of development which can’t be readily reached by active travel modes. In order to support the vitality and viability of local shops and services we will welcome designs that can increase development densities within walking distance, where they also conform to other guidance presented here.

In addition, variations in the density of development can allow for greater variety in the spatial and visual character of a scheme which can enhance the townscape and help people find their way around. There is no relationship between development density and the ability of a scheme to provide adequate green spaces or meet amenity standards, although the form of green space might go from providing private to more shared forms of garden or open space. We will always welcome interesting approaches to providing amenity spaces.”

8.9 In terms of density the proposal is approximately 22 dwellings per hectare. The quantity of housing that can be developed on this site is limited by the capacity of existing sewers serving the wider area. If not for this 130 + dwellings would have been likely to have complied with the density figures identified in the Residential Design SPG.

Amenity space for future occupants

8.10 The Residential Design Guide SPG identifies amenity space areas for houses and apartments. In this case there are good sized gardens for all the proposed houses and generous amenity area for apartments which exceeds the Council’s guidelines.

Transport

- 8.11 LDP Policy KP8 Sustainable Transport states in part that:-
Development in Cardiff will be integrated with transport infrastructure and services in order to:
- i. Achieve the target of a 50:50 modal split between journeys by car and journeys by walking, cycling and public transport.
 - ii. Reduce travel demand and dependence on the car;
 - iii. Enable and maximise use of sustainable and active modes of transport;
- 8.12 Supporting paragraphs of this Policy states:-
- 4.106 For Cardiff to accommodate the planned levels of growth, existing and future residents will need to be far less reliant on the private car. Therefore, ensuring that more everyday journeys are undertaken by sustainable modes of transport, walking, cycling and public transport, will be essential.
- 4.107 The location and form of developments are major determinants of the distance people travel, the routes they take and the modes of transport they choose. Much of the growth in car travel in recent decades can be attributed to developments which have been poorly integrated with the transport network. Integration of land use and transport provision can help to manage travel demand, avoid developments which are car dependent and make it easier to facilitate movements by sustainable modes.
- 4.108 The purpose of this Key Policy, therefore, is to ensure that developments are properly integrated with the transport infrastructure necessary to make developments accessible by sustainable travel modes and achieve a necessary shift away from car-based travel.
- 8.13 LDP Policy T1 encourages walking and cycling to minimise car use and support the Council in fulfilling its legal requirement under the Active Travel (Wales) Act 2013
- 8.14 LDP Policy T5 also seeks to reduce reliance on the private car in line with national planning policies and strategic transport objectives. This proposal also provides one cycle space per apartment and there is space within the curtilage of each house for secure cycle storage.
- 8.15 The proposal accords with the Council's planning policies. In this case bus services, leisure facilities, schools and shops are all within reasonable walking distances. As the site is not in a peripheral location, where reliance on private cars may be greater, and the minimum parking standards are exceeded it is considered that a refusal on grounds of inadequate or excessive parking could not be sustained. The Transport Officer has no objection to the level of vehicle movements to and from the site.
- 8.16 The Transport Statement estimates, by reference to the TRICS database, that there will be 49+/47+ two way vehicle movements a day. This would not result in a significant increase in traffic movements along the local road network. It should be noted that there was a substantial amount of traffic movements associated with the previous use of the site around school start and end.

8. 17 The Institute of Highways and Transportation issued guidelines for “Providing for Journeys on Foot” and identifies in table 3.2 suggested acceptable walking distances of desirable 400m, acceptable 800m and preferred maximum 1200m. Recreational facilities and public transport services are all within the desirable or acceptable guidelines, schools and shops are all within the preferred maximum range. Bryn Hafod Primary school is 250m distant, the nearest children’s play area is 270m distant, playing fields adjoin, the nearest District shopping centre is 900m distant, Eastern leisure centre is 700m distant and St Illtyd Catholic Secondary school is 1.25 kilometres distant.
- 8.18 There are bus stops some 50 – 75 m from the proposed vehicular access to the development. There is a regular bus service along Ball Road.
- 8.19 It is considered that the proximity of the afore-mentioned facilities contributes towards the development being able to comply with LDP policies KP8, T1 and T5.

Flooding/Drainage

- 8.20 Three local residents in Section 7 have all raised concerns about flooding and NRW refer to the December 1979 flood event.
- 8.21 The developer commissioned a Flood Consequence Assessment, Drainage Statement , and Drainage Strategy so is aware of these issues. Most of the site lies within Flood Zone C1 and government advice in Tan 15 Flooding defines this as areas of floodplain which are developed and served by significant infrastructure, including flood defences. It further states that C1 is used to indicate that development can take place subject to application of justification test, including acceptability of consequences.
- 8.22 NRW has considered the issue of flooding and considers the development to be compliant with Tan 15 and the scheme is acceptable having regard to the mitigation measures in the FCA and subject to a condition 20.
- 8.23 The applicant has advised the Sports Council for Wales that The Planning Statement for the PAC included a reference to potential improvement of the playing field’s drainage. This was removed for the Planning Statement for the application as the drainage strategy of discharging surface water to the river became more clear. The proposed development does not include provision to improve the current playing fields so they will continue to function as they do now. Surface water run-off from the proposed development will be intercepted and positively conveyed to the watercourse by an independent drainage network so there will be no impact on the performance of the drainage of the existing playing fields as a result of the development.

In terms of flooding, there will be no increase in the frequency of flooding as a result of the development. In an extreme flood event there is an ever so slightly increase to the depth of flooding, but not the duration or extent so the impact to the pitches will be unchanged.

- 8.24 Welsh Water's water main map shows a 4 inch water main along part of the front of the site and a non-operational main within part of the site. The applicant says that the watermain referred to is non-operational and will be removed prior to commencement of development. Discussions will take place with Welsh Water to facilitate this.

Design

- 8.25 The applicant appears to have generally taken on board pre-application advice in the formulation of this application. Notwithstanding this advice there have been further discussions with officers during the processing of this application to improve the layout of the dwellings around the proposed square and along the eastern boundary of the site. Amended layout plans were received on 14/01/2019.
- 8.26 The design of the proposed houses are the same or similar to those considered in planning application 18/02500/MJR (Howardian) as they were prepared by the same architect for the same applicant.
- 8.27 Tan 12 Design identifies the five elements that contribute to good design which are Community Safety, Environmental Sustainability, Movement, Access and Character. It is considered that this scheme satisfactorily addresses these five elements.
- 8.28 The proposal does not infringe the Council's privacy or overshadowing standards within the development or in relation to the nearest existing residential development, which is separated by a road.

Affordable housing

- 8.29 The overall provision of affordable housing on Cardiff Living (HPP) sites exceeds that required under the 20% specified for on brownfield sites specified in the Council's planning policies. In this case the 20% requirement is exceeded as the development will provide almost 30% affordable housing.
- 8.30 The proposal is part of a larger partnership scheme to provide more affordable housing across the City to help towards addressing a pressing social need. The Council's partner is a house builder that operates under normal commercial principles. Each planning application has to be judged on its own planning merits as a residential development. In this case the major element of the scheme is for open market housing.

Archaeology

- 8.31 GGAT raises no objection subject to a condition which is included in the Recommendation (proposed condition 15)

Contamination

- 8.32 The Contamination Officer has no objection subject to conditions included within the Recommendation (proposed conditions 3-10 (inc)).

Biodiversity

- 8.33 The Council's ecologist has no objection subject to a very detailed condition (proposed condition 19).

Energy Efficiency

- 8.34 The development includes fabric efficiency targets which will achieve 17% improvement on the building performance required by Part L of the Building Regulations Wales 2014.

Waste

- 8.35 On site bin storage for houses and apartments have been indicated on the amended plans which would address an issue raised by the Waste Officer. Refuse bin provision can be addressed by a Section 106 Agreement.

Landscaping

- 8.36 The SPG on trees says that category A and B trees can be removed if there are overriding design considerations and their loss can be successfully mitigated by new planting. Four low category trees are to be removed and one B tree. The trees on site are afforded no special protection and can be removed without the approval of the Local Planning Authority.
- 8.37 Substantial planting is proposed that includes 5 Semi mature, 81 Extra Heavy Standards, 19 Heavy standards, 12 standards are proposed to be planted, plus hedging and shrubs. This will make a positive contribution to the appearance of the development, as the landscaping matures, and to biodiversity. The Tree Officer has carefully assessed the loss of trees and has no objection to the landscaping proposed. Proposed conditions 12-13 are considered necessary to secure successful landscaping arrangements.

Crime and Disorder

- 8.38 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..
- 8.39 Lighting and traffic calming measures will have to meet the Transport Officer's requirements. Trees and shrub planting will need to address landscaping and amenity issues and some planting in front gardens is proposed. The wall and fencing proposed to rear gardens will comply with the Police advice. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision. Motorbike barriers would be required along the western cycleway/pedestrian route in the interests of highway safety and to restrict any anti-social behaviour (proposed condition 22).

Wellbeing

8.40 The 7 well-being goals are as follows:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

8.41 Paragraph 3.2 of the LDP vision is as set out in the 10 year, 'What Matters' Strategy (2010-2020) which is that "By 2020...Cardiff will be a world class European capital city with an exceptional quality of life and at the heart of a thriving city-region".

8.42 Paragraph 3.3 states that Partners have agreed seven strategic outcomes that, if achieved would represent ultimate success and the realisation of the vision. The outcomes are that:

People in Cardiff are healthy;
People in Cardiff have a clean, attractive and sustainable environment;
People in Cardiff are safe and feel safe;
Cardiff has a thriving and prosperous economy;
People in Cardiff achieve their full potential;
Cardiff is a great place to live work and play; and
Cardiff is a fair, just and inclusive society.

8.43 Paragraph 3.4 states that It is important to recognise that the LDP cannot deliver all of these outcomes alone as many issues extend beyond land use planning matters and the remit of the document. However, the LDP is a crucial strategic document that must create the right conditions which both directly and indirectly assist and support the delivery of these outcomes.

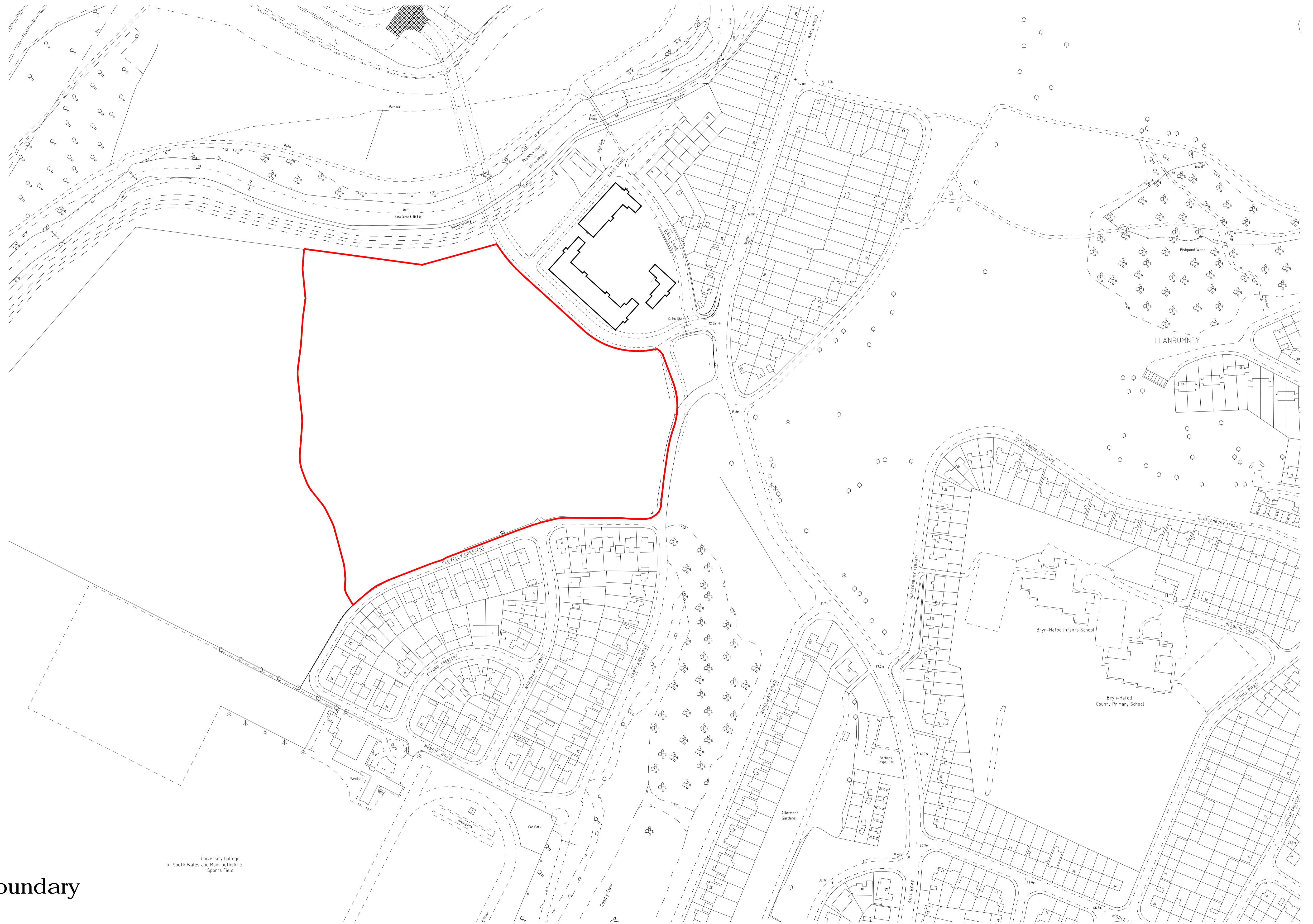
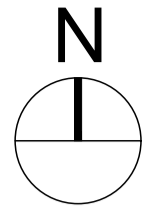
8.44 The creation of employment during the construction period and providing safe modern energy efficient dwellings that incorporates affordable housing in a sustainable location close to public transport, and green amenity areas whilst safeguarding the amenities of adjoining residents all goes towards meeting the afore mentioned policies and strategic outcomes.

8.45 Section 3 of the Well-Being of Future Generations Act 2016 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. 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.

- 8.46 *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 in the vicinity of the site or who may occupy the proposed dwellings.
- 8.47 Consultees have raised no objection to the development and their comments, including advisories, have been shared with the applicant and this is recognised in Recommendation 4.
- 8.48 Notwithstanding the representations made by four local residents in the surrounding area the proposal complies with the Council’s LDP policies and SPGs. The proposal is for a safe, well-designed scheme that positively contributes to the provision of affordable housing and increases housing supply and choice within the City in a sustainable location on a brownfield site. Subject to conditions and a Section 106 Agreement it is considered that there is no good reason for refusing this application.

9. **SECTION 106 REQUIREMENTS**

- 9.1 The application is considered acceptable subject to conditions and the following Section 106 requirements:
- A) The houses on plots 20-23(inc), 36-39 (inc), 45, 46, 69-72(inc), 87 and 88 shall be available for council accommodation
 - B) A financial contribution of £178,362 for local off-site public open space enhancements.
 - C) A financial contribution of £6,030 for refuse bins to serve the development.
 - D) A financial contribution of £ 528,913 for education purposes to serve the development



Site Boundary

University College
of South Wales and Monmouthshire
Sports Field

Status: **PLANNING**

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rev	date	description
A	25.10.18	Red line amended
B	31.10.18	Red line amended
C	31.10.18	Red line amended

by
CC
JM
SC

Drawn: CC

Checked: BJ

Date: 12/09/18

Scale: 1:1250 @ A1

Client: Wates Residential Limited

Project: Llanrumney Highschool

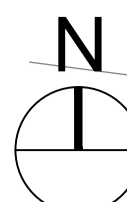
Title: Location Plan

Ref: 2288/100

Rev: C



Unit 2 Chapel Barns | Merthyr Mawr
Bridgend | CF32 0LS | 01656 656267
mail@spring-consultancy.co.uk



- H 31.10.18 Trees removed and schedule updated
- J 12.12.18 Layout amended in response to LPA comments
- K 04.01.19 Layout amended in response to LPA comments
- L 31.01.19 Layout revised to accommodate tracking
- M 31.01.19 Build out adjacent to plot 51 omitted

cmb
JM
CC
CC



Site Key

- Site Boundary
- Trees to be removed
- Trees to be retained
- Proposed Swale (to engineers details)
- Denotes affordable units
- 1.8m High Gate
- Bin storage location
- Bins Bin store collection point
- 200 litre water butt
- Compost bin
- Timber Shed
- Rotary line

Boundary Treatments Key

- 2.1m High brick screen wall to engineers specification.
- 1.8m High timber closeboard fence
- Adoptable highway pavers to be Tobermore Tegula "Slate" paving
- Shared drives to be Tobermore Tegula "Bracken" paving
- Traffic calming measures incorporating tree grid in road build-out and granite rumble strip

Accommodation Schedule

Ref	Description	No.
Affordable		
111	One Bed Accessible apartment	1
211	One Bed apartment	6
321	Two Bed apartment	5
421	Two Bed House	8
531	Three Bed House	6
641	Four Bed House	2
Total Affordable		28
Private		
2B2	Two Bed FOG	3
HTC	Three Bed House	6
HTD	Three Bed House	5
HTE	Four Bed House	9
HTF	Four Bed House	11
HTI	Four Bed House	6
HTK	Four Bed House (2 & Half Storey)	7
HTL	Five Bed House (2 & Half Storey)	7
HTJ	Four Bed House	6
HTM	Four Bed House (Three Storey)	10
Total Private		70
Total Units		98

Status: PLANNING

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rev	date	description	by
A	12.09.18	amended housetype mix	cc
B	13.09.18	Trees moved	cc
C	20.09.18	Accommodation Schedule amended	cc
D	09.10.18	House type mix amended	cc
E	10.10.18	Plots 23-24 substituted from HTA1 to HTA2.	cc
F	25.10.18	Apartment bin & cycles stores amended.	cc
G	29.10.18	Site replan	cc
		Minor handing amendments	cmb
See top of sheet for further revisions			

Drawn: CC
Checked: JM
Date: 12/09/18
Scale: 1:500 @ A1 & 1:1000 @ A3

Client: Wates Residential Limited
Project: Llanrumney High school
Title: Site Layout
Ref: 2288/101
Rev: M



Unit 2 Chapel Barns | Merthyr Mawr
Bridgend | CF32 0LS | 01656 656267
mail@spring-consultancy.co.uk



Street Scene 01



Street Scene 02



Street Scene 03

MATERIALS SCHEDULE

- 1 mixed russet "Forticrete Gemini" roof tile or equivalent
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 natural timber stained cladding
- 5 reconstituted stone sill
- 6 blue engineering brick
- 7 cast stone facing masonry



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

Project: Llanrumney High School

Date: 30/10/18

Drawing No: 2288-202-03

Title: House Type C Block Elevations Semi Detached

Scale: 1:100 @ A3

Revision: B

Wates

CARTREFI
CAERDYDD
CARDIFF
LIVING

spring
design



FRONT ELEVATION

SIDE ELEVATION

MATERIALS SCHEDULE

- 1 slate grey "Forticrete Gemini" roof tile or equivalent
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 slate grey stained timber cladding
- 5 reconstituted stone sill
- 6 blue engineering brick



REAR ELEVATION

SIDE ELEVATION

Project: Llanrumney High School

Date: 30/10/18

Drawing No: 2288-207-02

Title: House Type J Elevations

Scale: 1:100 @ A3

Revision: A

Wates

CARTREFI
CAERDYDD
CARDIFF
LIVING

spring
design

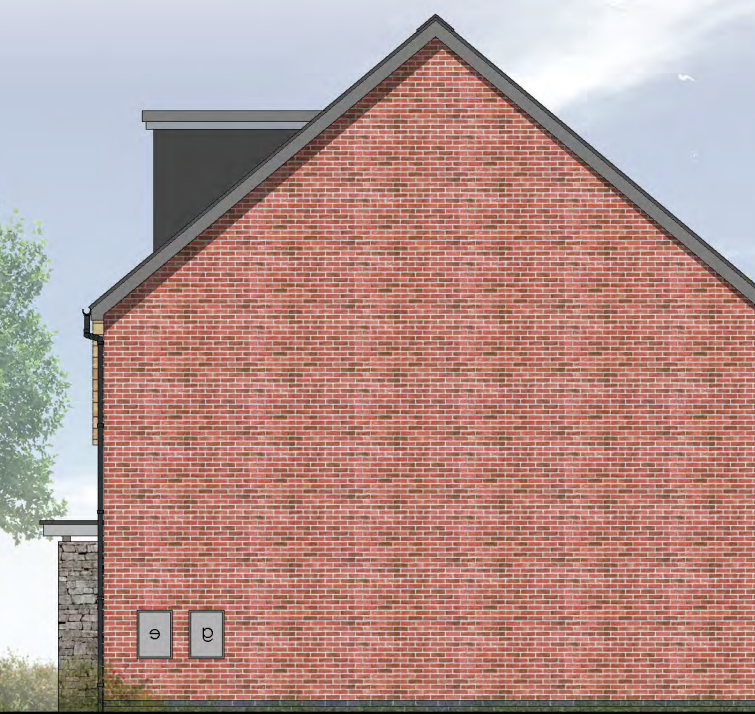
MATERIALS SCHEDULE

- 1 mixed russett "Forticrete Gemini" roof tile
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 natural timber cladding
- 5 reconstituted stone sill
- 6 blue engineering brick
- 7 cast stone facing masonry

NOTE

applies to plots 27, 28 & 29

Bay Window applies to plot 29 only



Wates

CARTREFI
CAERDYDD
CARDIFF
LIVING

spring
design

Project: Llanrumney High School, Cardiff

Date: 30/10/18

Drawing No: 2288-208-04

Title: House Type K Block Elevation Terrace

Scale: 1:100 @ A3

Revision: A

NOTE

Applies to plots 30, 31, 32 & 33



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

MATERIALS SCHEDULE

- | | |
|--|-----------------------------|
| 1 slate grey "Forticrete Gemini" roof tile or equivalent | 5 reconstituted stone sill |
| 2 red clay multi facing brick | 6 blue engineering brick |
| 3 grey UPVC window | 7 cast stone facing masonry |
| 4 slate grey stained timber cladding | |

Project: Llanrumney High School, Cardiff

Date: 30/10/18

Drawing No: 2288-210-04

Title: House Type K, 2B1 & E Block Elevations

Scale: 1:100 @ A3

Revision: -





MATERIALS SCHEDULE

- 1 mixed russet "Forticrete Gemini" roof tile or equivalent
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 natural timber cladding
- 5 reconstituted stone sill
- 6 blue engineering brick
- 7 cast stone facing masonry

NOTE

applies to plots 48, 49, 50, 51, 52 & 53



Project: Llanrumney High School, Cardiff

Date: 30/10/18

Drawing No: 2288-214-04

Title: House Type M Block Elevations Terraced

Scale: 1:100 @ A3

Revision: B



MATERIALS SCHEDULE

- 1 slate grey "Forticrete Gemini" roof tile or equivalent
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 "Dark Grey/C15 Marley Cedral Click" cladding
- 5 reconstituted stone sill
- 6 blue engineering brick
- 7 cast stone facing masonry



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

NOTE

Applies to plots 56 - 61

Project: Llanrumney High School, Cardiff

Date: 30/10/18

Drawing No: 2288-211-03

Title: House Type 2.1.1 Apartment Block Elevations Terrace

Scale: 1:100 @ A3

Revision: A





NOTE
Applies to plots 47, 48, 49 & 50

2B1 FOG

FRONT ELEVATION

HT M Terrace

SIDE ELEVATION



NOTE
Applies to plots 47, 48, 49 & 50

REAR ELEVATION

MATERIALS SCHEDULE

- | | |
|--|-----------------------------|
| 1 mixed russet "Forticrete Gemini" roof tile or equivalent | 5 reconstituted stone sill |
| 2 red clay multi facing brick | 6 blue engineering brick |
| 3 grey UPVC window | 7 cast stone facing masonry |
| 4 slate grey stained timber cladding | |

SIDE ELEVATION

Project: Llanrumney High School, Cardiff

Date: 04/01/19

Drawing No: 2288-210-05

Title: House Type 2B1 & HT M Terrace Elevations

Scale: 1:100 @ A3

Revision: -





FRONT ELEVATION

SIDE ELEVATION

MATERIALS SCHEDULE

- 1 slate grey "Forticrete Gemini" roof tile or equivalent
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 dark grey/C15 "Marley Cedral Click" cladding
- 5 reconstituted stone sill
- 6 blue engineering brick
- 7 cast stone facing masonry



REAR ELEVATION

SIDE ELEVATION



Project: Llanrumney High School, Cardiff

Date: 30/10/18

Drawing No: 2288-212-03

Title: House Type 3.2.1 Apartment Elevations
Applicable to plots 86-87

Scale: 1:100 @ A3

Revision: B

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Applications decided by Delegated Powers between 01/01/2019 and 31/01/2019

Total Count of Applications: 164

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>
18/02223/MNR	20/09/2018	Mack Residential	CHANGE OF USE FROM B1 OFFICE TO SUI GENERIS ACCOMMODATION	THOMAS SIMON SOLICITORS, 62 NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0DF	113	False	Planning Permission be refused	11/01/2019
A/18/00137/MNR	28/11/2018	CRUK	NEW SIGNS	UNIT 4, CITY LINK, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 1PQ	48	True	Permission be granted	15/01/2019
18/02326/MNR	12/11/2018	Base Accommodation Property Services	CONVERSION OF THREE BEDROOM HOUSE TWO NUMBER ONE BEDROOM FLATS AND ALTER LEAN TO ROOF TO PITCHED INCREASING THE EAVES HEIGHT	18 CECIL STREET, ADAMSDOWN, CARDIFF, CF24 1NU	74	False	Permission be granted	25/01/2019
18/02832/MNR	03/12/2018	Akhtar	REAR/SIDE DORMER AND CONVERSION TO TWO FLATS WITH FIRST FLOOR EXTENSION AND GROUND FLOOR EXTENSION TO SHOP	38 CLIFTON STREET, ADAMSDOWN, CARDIFF, CF24 1LR	59	False	Permission be granted	31/01/2019
A/18/00149/MNR	07/12/2018	Infinity Outdoor Limited	DISPLAY OF ONE 5M (WIDTH) X 7.5M (HEIGHT) X 0.5M (DEPTH) INTERNALLY ILLUMINATED FREESTANDING LED 'MEDIA SCREEN' WITH ASSOCIATED LANDSCAPING	LAND AT BRUNEL HOUSE, 2 FITZALAN ROAD, ADAMSDOWN, CARDIFF, CF24 0EB	55	True	Planning Permission be refused	31/01/2019
A/18/00148/MNR	13/12/2018	Sticky Media Limited	HOARDING SURROUNDING THE BUILDING SITE PROMOTING WHATS ON OFFER WHEN FINISHED	THE WEST WING, GLOSSOP ROAD, ADAMSDOWN, CARDIFF, CF24 0JU	25	True	Permission be granted	07/01/2019

BUTE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02526/MJR	30/10/2018	DS Properities (Cardiff Bay) Ltd	DISCHARGE OF CONDITIONS 3 (SPECIFICATION OF REPAIR), 5 (DRAINAGE) AND 24 (CONSTRUCTION AND ENVIRONMENTAL METHOD STATEMENT) OF 17/00224/MJR	CARDIFF BAY STATION, BUTE STREET, BUTETOWN	85	False	Full Discharge of Condition	23/01/2019
18/02513/MJR	01/11/2018	Techniquet	EXTENSION TO EXISTING BUILDING AND ASSOCIATED DEVELOPMENT INCLUDING LANDSCAPING AND PARKING	TECHNIQUEST, STUART STREET, CARDIFF BAY, CARDIFF, CF10 5BW	70	False	Permission be granted	10/01/2019
18/03007/MJR	20/12/2018	Cardiff Council/ Neighbourhood & Regeneration	REPLACEMENT OF EXTERNAL DOOR- XD0.02 FOR PROPOSED WINDOW TO MATCH GROUND FLOOR EXISTING WEST ELEVATION TYPE - PREVIOUSLY APPROVED UNDER 11/00397/DCI	BUTETOWN YOUTH PAVILION, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FE	15	True	Permission be granted	04/01/2019

<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>
18/01582/MNR	13/07/2018	CARDIFF FOOD CENTRE LTD	CHANGE OF USE TO CAR WASH	REAR OF UNITS 1 & 2, DUMBALLS ROAD INDUSTRIAL ESTATE, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FG	192	False	Planning Permission be refused	21/01/2019
18/02826/MNR	03/12/2018	Miles	CHANGE OF USE FROM PROFESSIONAL SERVICES (USE CLASS A2) TO A CAFE (USE CLASS A3)	18 JAMES STREET, BUTETOWN, CARDIFF, CF10 5EX	39	True	Permission be granted	11/01/2019

CAER

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02738/DCH	26/11/2018	Bulman	PROPOSED DOUBLE GARAGE TO SIDE	157 HEOL TRELAI, CAERAU, CARDIFF, CF5 5LE	46	True	Permission be granted	11/01/2019
18/02979/DCH	18/12/2018	Taylor	DEMOLITION OF DILAPIDATED SINGLE STOREY GARAGE, REAR SINGLE STOREY EXTENSION TO HOUSE TO FORM LARGER KITCHEN/ FAMILY ROOM AND WC	WHITE HOUSE, 1 DYFRIG ROAD, CAERAU, CARDIFF, CF5 5AD	37	True	Permission be granted	24/01/2019

<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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18/02708/MNR	21/11/2018	Sigma 3 (Kitchens) Ltd	VARIATION OF CONDITION 11 OF 99/01684/R AS AMENDED BY 00/00497/R - TO BE REWORDED AS FOLLOWS: THE 2 NO. UNITS HEREBY APPROVED SHALL BE USED AS SHOWROOMS FOR THE DISPLAY OF KITCHENS, BEDROOMS, BATHROOMS, FURNITURE, FLOOR COVERINGS (AND ANCILLARY PRODUCTS THERETO) AND FOR NO OTHER PURPOSES, INCLUDING ANY PURPOSES IN USE CLASS A1 OF THE SCHEDULE TO THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987, OR IN ANY STATUTORY INSTRUMENT AMENDING, REVOKING OR REENACTING THAT ORDER. REASON: IN ORDER TO PREVENT A CHANGE IN THE NATURE OF RETAILING THAT WOULD HAVE UNPREDICTABLE AND UNACCEPTABLE CONSEQUENCES IN TERMS OF THE COUNTY COUNCIL'S APPROVED SHOPPING POLICIES	485-487 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TG	47	True	Permission be granted	07/01/2019
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CANT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02731/DCH	23/11/2018	Weinberg	DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY KITCHEN/LIVING/DINER	20 WINDWAY AVENUE, CANTON, CARDIFF, CF5 1AP	47	True	Permission be granted	09/01/2019
18/01561/DCH	27/06/2018	Mr Mitin Kerai	PROPOSED CHANGE OF USE FROM STORAGE TO GRANNY ANNEX	1 LECKWITH CLOSE, CANTON, CARDIFF, CF11 8AH	211	False	Permission be granted	24/01/2019
18/02772/DCH	26/11/2018	Way	HIP TO GABLE AND REAR DORMER ROOF EXTENSION	123 PENCISELY ROAD, CANTON, CARDIFF, CF5 1DL	58	False	Permission be granted	23/01/2019

18/02816/DCH	03/12/2018	Davies	SINGLE STOREY EXTENSION TO THE REAR	28 KENSINGTON AVENUE, CANTON, CARDIFF, CF5 1BU	35	True	Permission be granted	07/01/2019
19/00047/DCH	10/01/2019	Tanner	SINGLE STOREY EXTENSION TO SIDE OF HOUSE	69 VERALLO DRIVE, CANTON, CARDIFF, CF11 8DT	20	True	Permission be granted	30/01/2019

<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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18/02793/MJR	28/11/2018	Lovell Partnerships Ltd	DISCHARGE OF CONDITION 3 (HARD SURFACE MATERIALS) OF 16/01331/MJR	PHASE 1, FORMER PAPER MILL ARJO WIGGINS, SANATORIUM ROAD, CANTON	41	True	Full Discharge of Condition	08/01/2019
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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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18/02777/MNR	27/11/2018	Gajjar	VARIATION OF CONDITION 2 OF 17/01068/MNR (EXTENSIONS AND ALTERATIONS TO EXISTING POST OFFICE AND COACH HOUSE, DEMOLITION OF REAR ANNEXE AND CONSTRUCTION OF NEW EXTENSIONS TO HOUSE EXTRA 4 RESIDENTIAL FLATS) TO SUBSTITUTE THE APPROVED PLANS WITH THE FOLLOWING: REV C - PROPOSED FLOOR PLANS P005 REV C - PROPOSED ELEVATIONS 01 P006 REV C - PROPOSED ELEVATIONS 02	408 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1JJ	44	True	Permission be granted	10/01/2019
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A/18/00142/MNR	29/11/2018	Cardiff Council	THE DISPLAY OF A FREESTANDING, INTERNALLY ILLUMINATED, DIGITAL ADVERTISEMENT AND ASSOCIATED LOGO BOX	LAND AT JUNCTION OF A4232 AND LECKWITH ROAD, LECKWITH	55	True	Permission be granted	23/01/2019
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18/02791/MJR	10/12/2018	Lovell Partnerships Ltd	DISCHARGE OF CONDITION 3 (HARD SURFACES) OF PHASE 2 OF 16/01340/MJR	PHASE 2, FORMER ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	45	True	Full Discharge of Condition	24/01/2019
18/02799/MNR	28/11/2018	The Magic Brands Corporation Ltd	CHANGE OF USE OF UNIT 3 (POD 2) FROM CLASS A1 TO A3	UNIT 3 THE POD 2, CAPITAL RETAIL PARK, LECKWITH ROAD, CANTON, CARDIFF, CF11 8EG	61	False	Permission be granted	28/01/2019
18/02711/MNR	19/11/2018	Temel	VARIATION OF CONDITIONS 2 (APPROVED PLANS), 4 (WINDOWS) AND 5 (ROOF ALTERATIONS) OF 16/01335/MNR	REAR OF DUKE OF CLARENCE HOTEL, PEMBROKE ROAD, CANTON, CARDIFF, CF5 1HJ	73	False	Planning Permission be refused	31/01/2019
19/00062/MJR	14/01/2019	Ely Mill Development Company	DISCHARGE OF CONDITION 12 (18050 (90)100A PHASING PLAN, PHASE B PROGRAMME 27.11.18, SEQUENCE OF WORK PROGRAMME) OF 18/01190/MNR	FORMER PAPER MILL ARJO WIGGINS, SANATORIUM ROAD, CANTON	14	True	Full Discharge of Condition	28/01/2019
19/00064/MJR	14/01/2019	Ely Mill Development Company	DISCHARGE OF CONDITION 13 OF 18/01190/MNR (18050 (90)100A PHASING PLAN, PHASE B PROGRAMME 27.11.18, SEQUENCE OF WORK PROGRAMME)	FORMER PAPER MILL ARJO WIGGINS, SANATORIUM ROAD, CANTON	16	True	Full Discharge of Condition	30/01/2019

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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>
18/02860/DCH	05/12/2018	Jones	PROPOSED ROOFSPACE CONVERSION WITH BOX DORMER TO REAR AND ALTERATIONS TO ROOF, HIPPED ROOF TO GABLED END	27 DANIEL STREET, CATHAYS, CARDIFF, CF24 4NX	56	True	Planning Permission be refused	30/01/2019
18/02066/DCH	31/08/2018	Jones	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS	13 QUEEN ANNE SQUARE, CATHAYS PARK, CARDIFF, CF10 3ED	143	False	Permission be granted	21/01/2019

19/00059/DCH	14/01/2019	Woof	LOFT CONVERSION WITH A FULL WIDTH FLAT ROOF DORMER, WITH TWO UPVC WINDOWS. IT WILL BE SLATED TO MATCH THE EXISTING ROOF. ONE VELUX WINDOW TO THE FRONT ELEVATION	3 CLUN TERRACE, CATHAYS, CARDIFF, CF24 4RB	17	True	Permission be granted	31/01/2019
<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>
18/02515/MJR	25/10/2018	Minhoco 35 Ltd	DEMOLITION OF A MID-TWENTIETH CENTURY CONCERT HALL EXTENSION	ANGEL HOTEL, CASTLE STREET, CITY CENTRE, CARDIFF, CF10 1SZ	95	False	Permission be granted	28/01/2019
18/02730/MJR	21/11/2018	Metro Bank PLC	DISCHARGE OF CONDITION 11 (CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN) OF 17/02951/MJR	40-44 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BX	42	True	Full Discharge of Condition	02/01/2019
18/02951/MJR	14/12/2018	Mr R ichard Johns	A NON-MATERIAL AMENDMENT FOR THE RELOCATION OF THE MAIN ENTRANCE OF THE RESTAURANT PREVIOUSLY APPROVED UNDER PLANNING APPLICATION 17/01906/MJR	CUSTOM HOUSE, CUSTOM HOUSE STREET, CITY CENTRE, CARDIFF, CF10 1AP	27	True	Permission be granted	10/01/2019

19/00012/MJR	04/01/2019	Cardiff University	AMENDMENT TO DRAINAGE STRATEGY - 'SURFACE WATER FLOWS FROM THE DEVELOPMENT SHALL ONLY COMMUNICATE WITH THE PUBLIC COMBINED SEWER THROUGH AN ATTENUATION DEVICE THAT FOR A 1:30 YEAR STORM EVENT DISCHARGES AT A RATE NOT EXCEEDING THE EXISTING 1 IN 30 YEAR STORM EVENT. THIS FIGURE SHALL BE AGREED IN WRITING WITH THE LOCAL PLANNING AUTHORITY PRIOR TO ANY COMMUNICATION OF FLOWS TO THE PUBLIC SEWER.' PREVIOUSLY APPROVED UNDER 16/01739/MJR	46-48 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3BB	6	True	Permission be granted	10/01/2019
<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>
18/02472/MNR	23/10/2018	Principality Building Society	RELOCATION OF EXISTING GATES AND ERECTION OF NEW SECURITY GATES	OFFICE 1, PRINCIPALITY HOUSE, THE FRIARY, CITY CENTRE, CARDIFF, CF10 3FA	71	False	Permission be granted	02/01/2019
18/02745/MNR	28/11/2018	Hywel Samuel & Associates	CHANGE OF USE TO A DENTIST (D1 USE)	REMPLOY GROUND FLOOR, GOLATE COURT, GOLATE, CITY CENTRE, CARDIFF, CF10 1EU	44	True	Permission be granted	11/01/2019
18/02630/MNR	09/11/2018	McCarthy	FIRST FLOOR EXTENSION TO REAR	19 WINDSOR PLACE, CITY CENTRE, CARDIFF, CF10 3BZ	67	False	Permission be granted	15/01/2019
18/02592/MNR	08/11/2018	Vintage Tea & Coffee Ltd	VARIATION OF CONDITION 8 (OPENING HOURS) OF 15/03140/MNR	2-6 CASTLE ARCADE, CITY CENTRE, CARDIFF, CF10 1BU	69	False	Permission be granted	16/01/2019
18/02852/MNR	04/12/2018	Mr Zaman	CHANGE OF USE FROM 4 BEDROOM CLASS C3 HOUSE TO 6 BEDROOM C4 HOUSE IN MULTIPLE OCCUPATION WITH REAR SINGLE AND 2 STOREY EXTENSION, REAR DORMER AND ALTERATIONS	77 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4DX	51	True	Planning Permission be refused	24/01/2019

A/18/00151/MNR	19/12/2018	Stonegate Pub Company	REPLACEMENT ADVERTISEMENTS INCLUDING; ERECTION OF NEW ILLUMINATED FASCIA SIGN ON WESTGATE STREET; REPLACEMENT ILLUMINATED FASCIA SIGN, VINYL SIGN AND PROJECTING SIGN ON ST MARY STREET	MISSOULA, THE ROYAL HOTEL, 88 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DW	42	True	Permission be granted	30/01/2019
18/02690/MNR	15/11/2018	MSM Properties	ERECTION OF DETACHED 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION	REAR OF 75-77 MINNY STREET, CATHAYS, CARDIFF, CF24 4ET	70	False	Planning Permission be refused	24/01/2019
18/02478/MNR	07/11/2018	LaSalle Investment Management	SUBDIVISION OF EXISTING A1 RETAIL UNIT TO CREATE THREE NEW UNITS, RETAINING A1 FOR UNIT 1, UNIT 2 TO BE A3 WITH BASEMENT UNIT 3 TO BE D2, CREATION OF NEW ENTRANCES IN EXISTING SHOP FRONTAGES INTRODUCTION OF NEW STAIRS/LIFT AND RAMPS	33 ROYAL ARCADE, CITY CENTRE, CARDIFF, CF10 1AE	78	False	Permission be granted	24/01/2019
18/02479/MNR	07/11/2018	LaSalle Investment Management	CREATION OF NEW ENTRANCES IN EXISTING SHOP FRONTAGES INTRODUCTION OF NEW STAIRS/LIFT AND RAMPS	33 ROYAL ARCADE, CITY CENTRE, CARDIFF, CF10 1AE	78	False	Permission be granted	24/01/2019
18/02765/MNR	26/11/2018	JAG Properties	PROPOSED SHOPFRONT	34 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PU	51	True	Permission be granted	16/01/2019
A/18/00140/MNR	26/11/2018	JAG Properties	PROPOSED NEW SIGNAGE	34 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PU	51	True	Permission be granted	16/01/2019
18/02508/MNR	06/11/2018	JOHNSON	PROPOSED 2 STOREY REAR & DORMER EXTENSIONS & CONVERSION OF HOUSE IN MULTIPLE OCCUPATION DWELLING TO FORM FOUR FLATS	138 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HZ	77	False	Permission be granted	22/01/2019
18/02774/MNR	06/12/2018	Ghaffar	GROUND FLOOR REAR EXTENSION. FIRST FLOOR REAR EXTENSION.	CARDIFF METAL MERCHANTS, 60 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4EB	56	True	Permission be granted	31/01/2019

A/18/00139/MNR	26/11/2018	The Royal Bank of Scotland PLC	REPLACEMENT OF EXISTING EXTERNAL SIGNAGE WITH NEW BRANDED SIGNAGE, INCLUDING NEW FASCIA WITH LOGO, ATM SURROUND AND PROJECTING SIGNAGE	ROYAL BANK OF SCOTLAND, 1-4 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PX	37	True	Permission be granted	02/01/2019
18/02761/MNR	26/11/2018	Lewis & Hickey Limit	REMOVAL OF EXISTING ROLLER SHUTTER DOOR AND FORMATION OF NEW GLAZED ENTRANCE WITH FEATURE CLADDING	ROYAL BANK OF SCOTLAND, 1-4 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PX	37	True	Permission be granted	02/01/2019
A/18/00141/MNR	14/12/2018	Pret A Manger (Europe) Ltd	ADVERT- 2 NO. INTERNALLY ILLUMINATED FASCIA PANELS - 4 NO. NON-ILLUMINATED FASCIA PANELS	GROUND FLOOR UNIT 6, TWO CENTRAL SQUARE, CENTRAL SQUARE, CITY CENTRE, CARDIFF, CF10 1EP	24	True	Permission be granted	07/01/2019
A/18/00147/MNR	06/12/2018	Morgans Consult	MESH BANNER WITH REINFORCED HEMS AND EYELETS	BBC CYMRU WALES, CENTRAL SQUARE, CITY CENTRE, CARDIFF, CF10 1FT	29	True	Permission be granted	04/01/2019
18/02977/MNR	18/12/2018	Infocus Public Networks Ltd	INSTALLATION OF AN ELECTRONIC COMMUNICATIONS APPARATUS COMPRISING A TELEPHONE KIOSK	OUTSIDE 20-22 QUEEN STREET, CITY CENTRE, CARDIFF	24	True	Prior Approval be granted	11/01/2019
18/03063/MNR	27/12/2018	Peacocks Stores Ltd	THE INSTALLATION OF NEW SHOPFRONT COMPLETE WITH BI-PARTING ENTRANCE DOORS AND SIDE SCREENS	28-30 TOWN WALL, CITY CENTRE, CARDIFF, CF10 1GP	34	True	Permission be granted	30/01/2019
A/18/00155/MNR	27/12/2018	Peacocks Stores Ltd	SIGN OVER ENTRANCE AND PROJECTING SIGN TO FRONT ELEVATION	28-30 TOWN WALL, CITY CENTRE, CARDIFF, CF10 1GP	34	True	Permission be granted	30/01/2019
18/02892/MNR	10/12/2018	Beere	RETENTION OF CONVERSION FROM C4 6 BED HOUSE IN MULTIPLE OCCUPATION TO 8 BEDROOM SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	47 WYEVEERNE ROAD, CATHAYS, CARDIFF, CF24 4BG	39	True	Permission be granted	18/01/2019
18/02948/MNR	14/12/2018	Puresense Ltd	CONVERSION OF HOUSES NO: 2 & 3 INTO A 6 BED HOUSE OF MULTIPLE OCCUPATION	HOUSE 2 AND HOUSE 3, CROWN COURT, 1 DUKE STREET, CITY CENTRE, CARDIFF, CF10 1AY	38	True	Permission be granted	21/01/2019

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18/02855/MJR	04/12/2018	Dwr Cymru - Welsh Water (DCWW)	VARIATION OF CONDITION 2 OF 17/02328/MJR - TO EXTEND THE TIME LIMIT IN LINE WITH THE REVISED CONSTRUCTION PROGRAM	SEWAGE DISPOSAL WORKS, LLANTRISANT ROAD, ST FAGANS	50	True	Permission be granted	23/01/2019
18/02447/MJR	29/10/2018	BDW Ltd South Wales	DISCHARGE OF CONDITION 17 (ARCHAEOLOGY AND HISTORIC ENVIRONMENT) OF 16/00106/MJR	GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD	65	False	Full Discharge of Condition	02/01/2019

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19/00103/MNR	18/01/2019	St Fagans National Museum of History	<p>1. NEW PAINTED CAST IRON OR PLASTIC CAST IRON EFFECT GUTTERS AND DOWNPIPES TO NEW SEATING AREA</p> <p>2. NEW PAINTED CAST IRON OR PLASTIC CAST IRON EFFECT HOPPERS TO EXISTING DOWNPIPES.</p> <p>3. CHANGE OF PROPOSED ROOF COVERING TO CORRUGATED METAL ROOF SHEET FROM LEAN-TO STRUCTURE WHEREVER POSSIBLE, OTHERWISE NEW BLACK METAL CORRUGATED SHEETS TO MATCH.</p> <p>4. MINOR DETAILING CHANGES TO PERGOLA STRUCTURE GABLE ENDS</p> <p>5. OMISSION OF DWARF WALL.</p> <p>6. INSTALLATION OF NEW TIMBER POST AND RAIL FENCE TO PROVIDE PICNIC AREA.</p> <p>7. RELOCATION OF AIR EXTRACT COWLS ON ROOF SLOPE</p> <p>8. RE-POSITIONING OF AIR SUPPLY GRILL ON GABLE ELEVATION PREVIOUSLY APPROVED UNDER 18/01863/MNR</p>	MUSEUM OF WELSH LIFE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6XB	12	True	Permission be granted	30/01/2019

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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>
18/03017/DCH	21/12/2018	Dymond	REMOVAL OF EXISTING FLAT ROOF 2 STOREY SIDE EXTENSION, FRONT LEAN-TO PORCH AND FLAT ROOF REAR EXTENSION. PROPOSED 2 STOREY SIDE EXTENSION TO REPLACE EXISTING, MODIFIED PORCH AND RELOCATION OF FRONT DOOR. PROPOSED CONTEMPORARY SINGLE STOREY REAR EXTENSION.	11 CYNCOED AVENUE, CYNCOED, CARDIFF, CF23 6ST	41	True	Permission be granted	31/01/2019
18/02604/DCH	08/11/2018	Evans	DEMOLITION OF EXISTING SINGLE STOREY EXTENSION, ERECTION OF NEW SINGLE STOREY REAR EXTENSION, INTERNAL ALTERATIONS AND CONVERSION OF GARAGE TO GARDEN ROOM	56 WINDERMERE AVENUE, ROATH PARK, CARDIFF, CF23 5PS	77	False	Permission be granted	24/01/2019

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17/02542/MJR	27/10/2017	Taff Housing Association	DEMOLITION OF EXISTING STRUCTURES FOR PROPOSED DEVELOPMENT OF 12 AFFORDABLE APARTMENTS, INCLUDING CAR PARKING AND ASSOCIATED WORKS	ST CLARES CHURCH, MILL ROAD, ELY, CARDIFF, CF5 4AH	453	False	Planning Permission be refused	23/01/2019

18/02483/MJR	22/10/2018	Cardiff Council	APPLICATION FOR VARIATION TO PLANNING CONDITIONS 2,5,6 AND 8 OF PLANNING PERMISSION 17/03057/MJR TO SUBSTITUTE PLANS REFLECTING MINOR CHANGES TO THE APPROVED SCHEME (VARIATION TO CONDITION 2) AND TO REWORD CONDITIONS 5 (TREES), 6 (LANDSCAPING) AND 8 (DRAINAGE) TO REFLECT FURTHER DETAILS SUBMITTED REQUIRED BY THESE CONDITIONS PRIOR TO THE COMMENCEMENT OF DEVELOPMENT ON SITE	GREEN FARM LODGE, GREEN FARM LANE, ELY, CARDIFF, CF5 4RS	72	False	Permission be granted	02/01/2019
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18/02939/MJR	17/12/2018	Wates Residential	DISCHARGE OF CONDITIONS 7, 8 AND 9 (IMPORTED SPOILS, AGGREGATES) OF 17/00968/MJR	LAND TO THE SOUTH OF SNOWDEN ROAD AND EAST OF WILSON ROAD, ELY, CARDIFF	36	True	Partial Discharge of Condition (s)	22/01/2019
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FAIR

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02735/DCH	21/11/2018	Tram	PROPOSED FIRST FLOOR EXTENSION TO FORM ADDITIONAL BEDROOM AND BATHROOM	13 REARDON SMITH COURT, FAIRWATER, CARDIFF, CF5 3JD	56	True	Permission be granted	16/01/2019
18/02786/DCH	29/11/2018	Milton	VARIATION OF CONDITION 2 OF 18/01927/DCH TO VARY THE APPROVED PLANS TO CREATE A LARGER DORMER WITH LARGER ROOMS WITH MORE HEAD ROOM	4 TANGMERE DRIVE, FAIRWATER, CARDIFF, CF5 2PP	54	True	Permission be granted	22/01/2019
18/02928/DCH	12/12/2018	Williams	SINGLE STOREY REAR EXTENSION	9 CADWGAN PLACE, FAIRWATER, CARDIFF, CF5 3HX	36	True	Permission be granted	17/01/2019

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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>
18/02854/DCH	04/12/2018	Chaudhry	REVISION TO THE PREVIOUSLY APPROVED 2 STOREY REAR AND SIDE EXTENSION PLUS REAR ROOF DORMER LOFT CONVERSION WITH ROOF-LIGHT AND GABLE TO FRONT	3 PARKFIELD PLACE, MAINDY, CARDIFF, CF14 3AR	52	True	Permission be granted	25/01/2019
18/02762/DCH	05/12/2018	Rankine	CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED EXTENSION TO THE SIDE OF AN EXISTING DOUBLE STOREY SINGLE OCCUPANCY RESIDENTIAL PROPERTY	67 HEATHFIELD ROAD, GABALFA, CARDIFF, CF14 3JX	41	True	Permission be granted	15/01/2019
18/02710/DCH	23/11/2018	durham	SINGLE STOREY GROUND FLOOR EXTENSION TO THE REAR OF THE PROPERTY, ALONG WITH A LOFT CONVERSION TO INCLUDE DORMER BEDROOMS	77 NEWFOUNDLAND ROAD, GABALFA, CARDIFF, CF14 3LB	45	True	Permission be granted	07/01/2019

<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>
18/01491/MNR	20/06/2018	Dewsberry	USE AS A C3 DWELLING	COACH HOUSE REAR OF 342 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NG	218	False	Permission be granted	24/01/2019
18/02575/MNR	05/11/2018	Harmony Design Interiors	DISCHARGE OF CONDITIONS 4 (NOISE REPORT) AND 5 (SOUND INSULATION SCHEME) OF 16/01829/MNR	61-65 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3JP	79	False	Full Discharge of Condition	23/01/2019

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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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18/02675/MNR	20/11/2018	Egham Park Homes Limited	ESTABLISH USE AS 3 FLATS	1 CYMMER STREET, GRANGETOWN, CARDIFF, CF11 7AB	48	True	Permission be granted	07/01/2019
18/02580/MNR	05/11/2018	ALDI Stores Ltd.	MINOR EXTENSION OF THE EXISTING ALDI FOODSTORE CAR PARK	ALDI, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	58	False	Permission be granted	02/01/2019
18/02417/MNR	12/10/2018	Sytner Group Limited	DEMOLITION OF UNIT, CHANGE OF USE TO CAR STORAGE FOR CAR SALES AND ERECTION OF NEW FENCE ENCLOSURE.	WESTERN CORK, 307 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8YN	94	False	Permission be granted	14/01/2019
18/02903/MNR	10/12/2018	Tariq	DEMOLITION OF EXISTING DOUBLE GARAGE IN PREPARATION FOR BUILDING A NEW SINGLE STOREY HOUSE FOR INDEPENDENT LIVING OF ELDERLY RELATIVES	7 POWDERHAM DRIVE, GRANGETOWN, CARDIFF, CF11 8ND	38	True	Planning Permission be refused	17/01/2019
18/02800/MNR	28/11/2018	Hafren Properties	RETENTION OF USE OF GROUND FLOOR AS A LETTING AGENCY.	209 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6FR	36	True	Permission be granted	03/01/2019

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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>
18/02878/DCH	11/12/2018	Turner	SINGLE STOREY REAR AND SIDE EXTENSION, HIP TO GABLE ROOF EXTENSION AND REAR DORMER	177 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4EP	37	True	Permission be granted	17/01/2019
18/02926/DCH	12/12/2018	Jones	SINGLE STOREY EXTENSION TO THE SIDE OF PROPERTY	27 ST HELEN'S ROAD, HEATH, CARDIFF, CF14 4AR	40	True	Permission be granted	21/01/2019
18/02949/DCH	14/12/2018	Mr Keith Rolwes	TWO STOREY SIDE & REAR EXTENSION TO SEMI-DETACHED HOUSE	1B ST AGNES ROAD, HEATH, CARDIFF, CF14 4AN	40	True	Permission be granted	23/01/2019

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18/02689/MNR	15/11/2018	Wetherspoons	ERECTION OF ILLUMINATED AND NON-ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING	ANEURIN BEVAN, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AD	68	False	Permission be granted	22/01/2019
A/18/00102/MNR	18/09/2018	SR Signs Ltd	ERECTION OF ILLUMINATED SIGN TO THE EXTERIOR OF THE BUILDING	ANEURIN BEVAN, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AD	108	False	Permission be granted	04/01/2019
18/02945/MNR	08/01/2019	O'Brien	CHANGE OF FLAT ROOF AT THE REAR OF THE PROPERTY TO A PITCHED ROOF, REPOSITIONING OF KITCHEN WINDOW AND RESIZING OF FIRST FLOOR WINDOWS - PREVIOUSLY APPROVED UNDER 18/01930/MNR	83 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AE	3	True	Permission be granted	11/01/2019

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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>
18/02563/MNR	02/11/2018	Woods	ADAPTATION AND EXTENSION OF THE EXISTING PROPERTY IN TO TWO DWELLINGS	WESTWINDS, 4 HEOL Y DELYN, LISVANE, CARDIFF, CF14 0SQ	83	False	Permission be granted	24/01/2019
18/02166/MNR	24/09/2018	Architects	DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF REPLACEMENT BUILDING TO PROVIDE ANCILLARY ACCOMODATION TO THE EXISTING DWELLING, AND CONVERSION OF ANOTHER OUTBUILDING TO STORAGE	TYN Y GRAIG, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	129	False	Permission be granted	31/01/2019

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>
18/02726/DCH	20/11/2018	Worton	CONSTRUCTION OF A PITCHED AND FLAT ROOF CAR PORT OVER EXISTING PARKING AREAS	4 MILLGATE, LLANISHEN, CARDIFF, CF14 0TY	72	False	Permission be granted	31/01/2019
18/02950/DCH	15/12/2018	Mrs Elizabeth Beynon	SINGLE STOREY SIDE AND FIRST FLOOR FRONT EXTENSIONS WITH EXTERNAL ALTERATIONS	121 TY GLAS ROAD, LLANISHEN, CARDIFF, CF14 5EE	46	True	Permission be granted	30/01/2019
18/02449/DCH	18/10/2018	Carney	TWO STOREY SIDE & REAR EXTENSION	3 CEFN ONN MEADOWS, LLANISHEN, CARDIFF, CF14 0FL	85	False	Permission be granted	11/01/2019
18/02947/DCH	17/12/2018	Crouch-Puzey	NEW VELUX TYPE ROOFLIGHTS INSTALLED IN THE FRONT ELEVATION FACING ONTO FIDLAS ROAD	108 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 0NE	36	True	Permission be granted	22/01/2019
18/02858/DCH	17/12/2018	Bevan	SINGLE STOREY SIDE EXTENSION	LITTLEMEADOW, 10 MILL ROAD, LISVANE, CARDIFF, CF14 0XB	37	True	Permission be granted	23/01/2019

<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>
18/02544/MNR	08/11/2018	Hogg	NEW TWO STOREY EXTERNAL CLASSROOM	ACORN NURSERIES PRIORY HOUSE, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SA	84	False	Permission be granted	31/01/2019
18/02889/MNR	10/12/2018	DermoAz Clinic	VARIATION OF CONDITION 3 OF 18/02100/MNR - TO EXTEND OPENING HOURS FROM 9AM TO 8PM MONDAY TO SATURDAYS AND SUNDAYS FROM 9AM TO 2PM	42A STATION ROAD, LLANISHEN, CARDIFF, CF14 5LT	31	True	Permission be granted	10/01/2019

LLDF

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02743/MNR	10/12/2018	Cardiff Metropolitan University,	INSTALLATION OF TWO STORAGE CONTAINERS	CARDIFF METROPOLITAN UNIVERSITY, PLAS GWYN HALLS, LLANTRISANT ROAD, LLANDAFF, CARDIFF, CF5 2XJ	46	True	Permission be granted	25/01/2019

LLDN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02767/DCH	30/11/2018	Groves	2 STOREY REAR AND SINGLE STOREY SIDE EXTENSION	62 CHAMBERLAIN ROAD, LLANDAFF NORTH, CARDIFF, CF14 2LX	53	True	Permission be granted	22/01/2019
18/02705/DCH	16/11/2018	Mr Abul Azad	SINGLE AND TWO STOREY SIDE FRONT AND REAR EXTENSIONS AND LOFT CONVERSION WITH REAR DORMER	8 LYDSTEP CRESCENT, GABALFA, CARDIFF, CF14 2QY	60	False	Permission be granted	15/01/2019
18/02869/DCH	06/12/2018	Sultana	PROVISION OF EXTENSION (SINGLE STOREY) TO REAR OF EXISTING SIDE STORE ROOM TO PROVIDE ACCOMMODATION FOR A REGISTERED DISABLED PERSON	20 ABERDORE ROAD, GABALFA, CARDIFF, CF14 2SR	40	True	Permission be granted	15/01/2019

LLRU

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02969/MNR	17/12/2018	Harry	CONSTRUCTION OF DETACHED 3 BEDROOM DWELLING	31 WORLE AVENUE, LLANRUMNEY, CARDIFF, CF3 4DA	45	True	Planning Permission be refused	31/01/2019

PENT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/18/00143/MNR	30/11/2018	Hopkins	NEW SIGNS	GROUND FLOOR COMMERCIAL UNIT 2, LEWIS COURT, MAELFA, LLANEDEYRN, CARDIFF, CF23 9PL	56	True	Permission be granted	25/01/2019
18/02490/MNR	31/10/2018	Aedifico Limited	CONVERSION OF SINGLE 1ST FLOOR OFFICE UNIT TO CREATE TWO APARTMENTS COMPRISING OF 1NO. ONE BEDROOM AND 1NO. TWO BEDROOM PROPERTIES WITHIN EXISTING BUILDING	UNIT 5, PENTWYN SHOPPING PRECINCT, PENTWYN DRIVE, PENTWYN	85	False	Permission be granted	24/01/2019

PENY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02682/DCH	21/11/2018	Imam-Rashid	SINGLE STOREY REAR EXTENSION, PORCH AND RAISED DECKING/STEPS TO REAR	17 ENNERDALE CLOSE, PENYLAN, CARDIFF, CF23 5NZ	64	False	Permission be granted	24/01/2019
18/02779/DCH	30/11/2018	McCarthy	SINGLE STOREY REAR EXTENSION WITH PITCHED ROOF	31 WATERLOO ROAD, PENYLAN, CARDIFF, CF23 9BG	47	True	Permission be granted	16/01/2019
18/02817/DCH	30/11/2018	Smith	PROPOSED SINGLE STOREY REAR EXTENSION TO PROVIDE NEW LIVING AREA AND IMPROVED UTILITY ROOM	88 COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9AZ	47	True	Permission be granted	16/01/2019
18/02919/DCH	12/12/2018	Jeremy	NEW DOUBLE GLAZED WOODEN SASH WINDOWS TO THE FRONT OF THE PROPERTY	65 PEN-Y-LAN ROAD, PENYLAN, CARDIFF, CF23 5HZ	50	True	Permission be granted	31/01/2019

18/02321/DCH	02/10/2018	Pandey	SINGLE STOREY REAR EXTENSION TO CREATE A KITCHEN, LIVING DINING SPACE ALONG WITH UTILITY AND BATHROOM	74 MARLBOROUGH ROAD, ROATH, CARDIFF, CF23 5BY	121	False	Permission be granted	31/01/2019
18/02956/DCH	19/12/2018	Whale	CONSTRUCTION OF A REAR DORMER ROOF EXTENSION AND INSERTION OF ROOFLIGHTS TO THE FRONT ELEVATION	14 SOUTHMINSTER ROAD, ROATH, CARDIFF, CF23 5AT	29	True	Permission be granted	17/01/2019
18/02893/DCH	10/12/2018	Campbell	REAR GROUND FLOOR EXTENSIONS 4000mm OR LESS DEPTH FROM ORIGINAL MAIN HOUSE AND ANNEX WALLS, (THE PROPOSED NEW FOOT-PRINT WILL OCCUPY LESS THAN 50% OF THE GARDEN AREA)	16 LONSDALE ROAD, PENYLAN, CARDIFF, CF23 9JF	28	True	Permission be granted	07/01/2019

PLAS

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02962/DCH	17/12/2018	Lam	ERECTION OF SINGLE STOREY, FLAT ROOF REAR EXTENSION	8 LOWTHER ROAD, ROATH, CARDIFF, CF24 3BY	45	True	Permission be granted	31/01/2019
18/02802/DCH	28/11/2018	Follett	ALTERATIONS TO EXISTING REAR DORMER TO FORM TWO APEX DORMERS AND REMOVAL OF EXISTING FRONT ROOFLIGHTS	39 BANGOR STREET, ROATH, CARDIFF, CF24 3LQ	57	False	Permission be granted	24/01/2019
<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>
18/01890/MNR	20/08/2018	Chowhury	CONVERSION OF DETACHED GARAGE TO FORM 1 NO. FLAT	220 INVERNESS PLACE, ROATH, CARDIFF, CF24 4SB	157	False	Planning Permission be refused	24/01/2019

18/02536/MNR	30/10/2018	Aseeley	CONVERSION OF UPPER FLOORS AND PART GROUND FLOOR INTO THREE SELF CONTAINED FLATS WITH FIRST FLOOR FRONT AND SINGLE STOREY REAR EXTENSIONS AND LOFT CONVERSION WITH REAR DORMER AND RETAIN PART GROUND FLOOR AS RETAIL UNIT	165 CITY ROAD, ROATH, CARDIFF, CF24 3BQ	90	False	Permission be granted	28/01/2019
18/02364/MNR	08/10/2018	Lane	CONVERSION OF COACH HOUSE, HOUSE & SHOP TO 5 FLATS WITH ALTERATIONS TO WINDOW AND DOOR	106 DONALD STREET, ROATH, CARDIFF, CF24 4TR	98	False	Permission be granted	14/01/2019
18/02706/MNR	16/11/2018	Ali	USE AS CAR PARK BETWEEN 6PM AND 11PM DAILY AFTER CARWASH HAS CLOSED	105-109 CITY ROAD, ROATH, CARDIFF, CF24 3BN	56	True	Planning Permission be refused	11/01/2019
19/00042/MNR	10/01/2019	Sarhan	PROPOSED AMENDMENTS TO THE FACADE OF THE BUILDING. MINOR AMENDMENTS TO BOTH ENDS TO THE FRONTAGE OF THE BUILDING - PREVIOUSLY APPROVED UNDER 15/00178/MNR	112 ALBANY ROAD, ROATH, CARDIFF, CF24 3RU	7	True	Permission be granted	17/01/2019
18/02908/MNR	18/12/2018	Waqas	AMEND THE APPROVED DRAWINGS RELATED TO CONDITION 2 OF THE PLANNING APPROVAL TO UPDATE EXTERNAL FINISHES, WINDOWS, DOOR POSITIONS & REVISED INTERNAL LAYOUTS - PREVIOUSLY APPROVED UNDER 17/01245/MNR	27 MACKINTOSH PLACE, ROATH, CARDIFF, CF24 4RJ	15	True	Planning Permission be refused	02/01/2019
18/02436/MNR	26/11/2018	Cardtronics UK Ltd	THE RETENTION OF AN AUTOMATED TELLER MACHINE	31 ALBANY ROAD, ROATH, CARDIFF, CF24 3LJ	38	True	Permission be granted	03/01/2019
A/18/00120/MNR	26/11/2018	Cardtronics UK Ltd	THE RETENTION OF AN AUTOMATED TELLER MACHINE SIGNAGE	31 ALBANY ROAD, ROATH, CARDIFF, CF24 3LJ	38	True	Permission be granted	03/01/2019
18/02438/MNR	26/11/2018	Cardtronics UK Ltd	THE RETENTION OF AN AUTOMATED TELLER MACHINE	SPAR, 176-178 CITY ROAD, ROATH, CARDIFF, CF24 3JF	38	True	Permission be granted	03/01/2019
A/18/00121/MNR	26/11/2018	Cardtronics UK Ltd	THE RETENTION OF 1NO ILLUMINATED TOP SIGN, 1NO ILLUMINATED BOTTOM SIGN AND 1NO ILLUMINATED LOGO PANEL	SPAR, 176-178 CITY ROAD, ROATH, CARDIFF, CF24 3JF	38	True	Permission be granted	03/01/2019

PON

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02174/DCH	08/10/2018	Javed	TWO STOREY SIDE/REAR AND SINGLE STOREY REAR EXTENSION	29 CHARNWOOD DRIVE, PONTPRENNAU, CARDIFF, CF23 8NN	95	False	Planning Permission be refused	11/01/2019
18/02880/DCH	07/12/2018	O'Hanlon	SINGLE STOREY EXTENSION TO REAR TO FORM KITCHEN EXTENSION/DAY ROOM. CONVERSION OF GARAGE TO STUDY. SINGLE STOREY EXTENSION TO SIDE TO FORM STORE.	58 CRANBOURNE WAY, PONTPRENNAU, CARDIFF, CF23 8SL	48	True	Permission be granted	24/01/2019
18/01693/DCH	30/07/2018	Sharma	EXTENSIONS TO CONVERT BUNGALOW TO 2 STOREY DWELLING	7 MELVILLE AVENUE, OLD ST MELLONS, CARDIFF, CF3 5TZ	178	False	Permission be granted	24/01/2019

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A/18/00136/MNR	22/11/2018	The Sir Robert McAlpine Limited Staff Pension and Life	PROPOSED REPLACEMENT AND NEW BUILDING-MOUNTED HIGH-LEVEL SIGNAGE, ABOVE ENTRANCE DOORS AND ENTRANCE TO SITE	CENTRE 7, MALTHOUSE AVENUE, PONTPRENNAU, CARDIFF, CF23 8FN	42	True	Permission be granted	03/01/2019

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>
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18/02430/DCH	23/10/2018	Spencer	TWO STOREY SIDE/REAR EXTENSION, SINGLE STOREY REAR EXTENSION, ADDITION OF FRONT PORCH WITH PARKING TO FRONT CURTILAGE	16 HEOL BERRY, GWAELOD-Y-GARTH, CARDIFF, CF15 9HB	90	False	Permission be granted	21/01/2019
18/02798/DCH	05/12/2018	Martin	SINGLE STOREY REAR EXTENSION TO REAR	FOXLEA, LON Y GOCH, PENTYRCH, CARDIFF, CF15 9LG	57	False	Permission be granted	31/01/2019
<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>
18/02113/MNR	17/10/2018	The Laurels Day Nurseries	RETENTION OF A MODULAR BUILDING TO BE USED AS ADDITIONAL PLAY ROOMS FOR THE CHILDREN	PILI PALA DAY NURSERY THE LAURELS, TY-NANT ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 8LB	91	False	Planning Permission be refused	16/01/2019
19/00054/MNR	15/01/2019	Davies	TO ALTER THE HANGING TILE EFFECT TO WHITE RENDER ON THE BAYS TO FRONT ELEVATION OF HOUSETYPE IN BETWEEN THE GROUND AND FIRST FLOOR PLOT 2 ONLY - PREVIOUSLY APPROVED UNDER 15/01547/MNR	PANT Y CAERAU NURSERIES, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF	9	True	Permission be granted	24/01/2019

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>
18/02813/DCH	30/11/2018	Lewis-Chapman	LOFT CONVERSION WITH REAR ELEVATION DORMER	12 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	46	True	Permission be granted	15/01/2019
18/02734/DCH	21/11/2018	Norton	FIRST FLOOR EXTENSION TO SIDE OF HOUSE	17 MAES YR AWEL, RADYR, CARDIFF, CF15 8AN	51	True	Permission be granted	11/01/2019

18/02748/DCH	22/11/2018	Mitchell	FIRST FLOOR EXTENSION TO REAR AND NEW FIRST FLOOR WINDOW TO SIDE ELEVATION	14 HAZEL TREE CLOSE, RADYR, CARDIFF, CF15 8RS	46	True	Permission be granted	07/01/2019
18/02549/DCH	31/10/2018	Brierley	GROUND AND FIRST FLOOR EXTENSION AND FRONT ELEVATION IMPROVEMENTS	16 MAES YR ODYN, MORGANSTOWN, CARDIFF, CF15 8FB	63	False	Permission be granted	02/01/2019
18/02883/DCH	10/12/2018	Lam	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	20 DAN-Y-BRYN AVENUE, RADYR, CARDIFF, CF15 8DD	31	True	Permission be granted	10/01/2019
19/00050/DCH	11/01/2019	dwyer	REPLACEMENT CONSERVATORY TO REAR ELEVATION	51 FISHER HILL WAY, RADYR, CARDIFF, CF15 8DR	20	True	Permission be granted	31/01/2019

<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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18/00194/MJR	30/01/2018	BDW South Wales Ltd	DISCHARGE OF CONDITIONS 2 (AFFORDABLE HOUSING UNITS), 3 (LITTER BINS), 4 (MATERIALS), 5 (BLOCK PAVING), 6 (DETAILED PLANTING SPECIFICATION) AND 7 (PLAY AREA) OF 17/01012/MJR	GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD	358	False	Full Discharge of Condition	23/01/2019
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19/00022/MJR	14/01/2019	Redrow Homes	TO REGULARISE THE USE OF STANDARD KERB LAID FLUSH PREVIOUSLY APPROVED UNDER RM APPROVAL 16/02016/MJR.	LAND NORTH OF LLANTRISANT ROAD, ADJACENT TO CLOS PARC RADYR, CARDIFF	8	True	Permission be granted	22/01/2019
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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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18/02507/MNR	02/11/2018	Sage	PROPOSED outhouse CONVERTED TO A BARBERS	22 PINE TREE CLOSE, RADYR, CARDIFF, CF15 8RQ	70	False	Planning Permission be refused	11/01/2019
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RHIW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02573/DCH	05/11/2018	Boyle	LOFT CONVERSION. HIP TO GABLE ROOF EXTENSION WITH FRONT APEX DORMER AND REAR DORMER	111 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HE	66	False	Permission be granted	10/01/2019
18/02775/DCH	27/11/2018	Rowthorn	SINGLE STOREY REAR EXTENSION	1 HEOL-Y-FELIN, RHIWBINA, CARDIFF, CF14 6NB	41	True	Permission be granted	07/01/2019
18/02815/DCH	29/11/2018	Granger	SINGLE STOREY ORANGERY TO REAR OF PROPERTY	43 BASSETTS FIELD, RHIWBINA, CARDIFF, CF14 9UG	49	True	Permission be granted	17/01/2019
18/02266/DCH	28/11/2018	Mr Gough	HIP-TO-GABLE SIDE ROOF EXTENSIONS, FRONT ROOF EXTENSION, SINGLE STOREY PORCH EXTENSION AND OTHER ALTERATIONS.	34 HEOL CAERHYS, RHIWBINA, CARDIFF, CF14 6AP	58	False	Planning Permission be refused	25/01/2019
18/02946/DCH	14/12/2018	Lewis	SINGLE STOREY REAR EXTENSION AND ROOF ALTERATIONS	1 CLOS YR HAFOD, RHIWBINA, CARDIFF, CF14 6RD	41	True	Permission be granted	24/01/2019
18/02902/DCH	17/12/2018	GOODE	PROPOSED HIP TO GABLE EXTENSION WITH FRONT AND REAR DORMER WINDOWS	18 CLOS TON MAWR, RHIWBINA, CARDIFF, CF14 6RH	44	True	Permission be granted	30/01/2019
18/02713/DCH	19/11/2018	Summerfield	DEMOLITION OF EXISTING GARAGE. RE-BUILD NEW STORE ADJACENT TO HOUSE. REMODELLING OF HOUSE INCLUDING 2 NEW DORMER WINDOWS TO FRONT ELEVATION AND EXTENDING THE DORMER WINDOW TO THE REAR ELEVATION	5 CLOS YR AER, RHIWBINA, CARDIFF, CF14 6NH	66	False	Permission be granted	24/01/2019
18/02870/DCH	06/12/2018	Clark	ADJUSTMENT TO PROPOSED LAYOUT DUE TO EXISTING SEWERS ON SITE TO ALLOW FOR APPROVAL BY WELSH WATER - PREVIOUSLY APPROVED UNDER 18/00338/DCH	56 WAUN-Y-GROES AVENUE, RHIWBINA, CARDIFF, CF14 4SZ	27	True	Permission be granted	02/01/2019

18/02877/DCH	11/12/2018	Huxtable	TWO STOREY SIDE EXTENSION	65 LON-Y-DERI, RHIWBINA, CARDIFF, CF14 6JP	36	True	Permission be granted	16/01/2019
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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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18/02722/MNR	20/11/2018	Basford	REPLACEMENT OF EXISTING BITUMEN FELT ROOF COVERING AND EXISTING ZINC SHEET ROOF COVERING WITH LIGHTWEIGHT STEEL ROOFING TILES IN CHARCOAL COLOUR. REPLACEMENT OF EXISTING UPVC FASCIAS AND SOFFITS WITH POWDER COATED ALUMINIUM FASCIAS AND SOFFITS IN WHITE COLOUR TO MATCH EXISTING. REPLACEMENT OF EXISTING WHITE UPVC AND NATURAL COLOURED ZINC RAINWATER GOODS WITH WHITE POWDER COATED ALUMINIUM RAINWATER GOODS. REPLACEMENT OF EXISTING GREY ALUMINIUM FRAMED ROOFLIGHTS WITH SIMILAR TO MATCH EXISTING	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6UH	56	True	Permission be granted	15/01/2019
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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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18/02809/DCH	06/12/2018	Kemble	REPLACEMENT OF OLD STYLE UPVC FRONT ELEVATION WINDOWS WITH SASH UPVC WINDOWS (ANTHRACITE GREY) AND NEW FRONT DOOR (ANTHRACITE GREY)	33 HAMILTON STREET, PONTCANNA, CARDIFF, CF11 9BP	56	True	Permission be granted	31/01/2019
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18/02782/DCH	28/11/2018	Hill	DEMOLITION OF EXISTING LEAN-TO KITCHEN EXTENSION AND CONSTRUCTION OF NEW SINGLE STOREY KITCHEN	66 KING'S ROAD, PONTCANNA, CARDIFF, CF11 9DD	37	True	Permission be granted	04/01/2019
18/02843/DCH	10/12/2018	Kelleher	SINGLE STOREY SIDE RETURN & REAR EXTENSION	66 CONWAY ROAD, PONTCANNA, CARDIFF, CF11 9NW	37	True	Permission be granted	16/01/2019

<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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18/02837/MNR	03/12/2018	Park Estate Investments Ltd	THE BUILDING IS SPLIT TO FORM 3 SELF CONTAINED APARTMENTS	8 KYVEILOG STREET, PONTCANNA, CARDIFF, CF11 9JA	50	True	Permission be granted	22/01/2019
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SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/02439/MNR	26/11/2018	Cardtronics UK Ltd	THE RETENTION OF AN AUTOMATED TELLER MACHINE	TREMORFA STORES, 40 TWEEDSMUIR ROAD, TREMORFA, CARDIFF, CF24 2RD	38	True	Permission be granted	03/01/2019
A/18/00122/MNR	26/11/2018	Cardtronics UK Ltd	THE RETENTION OF 1NO ILLUMINATED TOP SIGN AND 1NO ILLUMINATED LOGO PANEL	TREMORFA STORES, 40 TWEEDSMUIR ROAD, TREMORFA, CARDIFF, CF24 2RD	38	True	Permission be granted	03/01/2019

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>
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14/01006/DCO	03/06/2014	Atlantic Ecopark Ltd	REMOVAL OF CONDITIONS 18 (LANDSCAPING MITIGATION PLAN) AND 33 (REPTILE METHODOLOGY) OF PLANNING PERMISSION NO. 08/00626/E (PROPOSED ECO PARK COMPRISING A COMPOSTING FACILITY AND A MATERIALS RECYCLING FACILITY)	LAND AT TY TO MAEN FARM, NEWTON ROAD, WENTLOOG, CARDIFF, CF3 2EJ	1686	False	Permission be granted	14/01/2019
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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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17/00599/MJR	20/03/2017	Atlantic Recycling Ltd	NEW OFFICE ACCOMMODATION, FOUL WATER TREATMENT FACILITY AND CAR PARK TO CONSOLIDATE OFFICES AND CAR PARKING THROUGHOUT THE SITE	TY TO MAEN FARM, NEWTON ROAD, WENTLOOG, CARDIFF, CF3 2EJ	658	False	Permission be granted	07/01/2019
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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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18/02595/MNR	12/11/2018	O'Brien	PROVISION OF A MODULAR 4 CLASSROOM BLOCK	OAKFIELD PRIMARY SCHOOL, FERNTREE DRIVE, ST MELLONS, CARDIFF, CF3 0AA	60	False	Permission be granted	11/01/2019
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18/02576/MNR	08/11/2018	Atlantic Recycling Ltd	USE OF FIELD FOR THE STORAGE OF PLANT AND EQUIPMENT AND CREATION OF NEW EARTH BUND	ATLANTIC ECO PARK, TY TO MAEN FARM, NEWTON ROAD, WENTLOOG, CARDIFF, CF3 2EJ	77	False	Permission be granted	24/01/2019
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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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18/02693/DCH	19/11/2018	Furnham	PROPOSED SINGLE STOREY EXTENSION TO SIDE & REAR WITH LOFT CONVERSION	10 CLAS ILLTYD, WHITCHURCH, CARDIFF, CF14 1SA	56	True	Permission be granted	14/01/2019
18/02808/DCH	29/11/2018	Murray	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER AND VELUX ROOF LIGHTS TO FRONT ELEVATION	55 FORELAND ROAD, WHITCHURCH, CARDIFF, CF14 7AS	47	True	Permission be granted	15/01/2019
18/02645/DCH	19/11/2018	Mortimer	REPLACEMENT FRONT PORCH	36 CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2EA	50	True	Permission be granted	08/01/2019
18/02822/DCH	11/12/2018	Reilly	PROPOSED TWO STOREY SIDE EXTENSION AND GROUND FLOOR SINGLE STOREY SIDE EXTENSION	6 HEOL PANT-Y-RHYN, WHITCHURCH, CARDIFF, CF14 7DE	51	True	Permission be granted	31/01/2019
18/02867/MNR	06/12/2018	Anderson	CHANGE OF USE OF GROUND FLOOR FROM A1 USE SUBWAY OUTLET TO AN A3 USE RESTAURANT AND TAKEAWAY	51 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DB	56	True	Permission be granted	31/01/2019
18/02901/DCH	13/12/2018	Evans	SINGLE STOREY SIDE EXTENSION ADJOINING EXISTING SIDE/REAR EXTENSIONS	28 ST MARGARET'S ROAD, WHITCHURCH, CARDIFF, CF14 7AB	35	True	Permission be granted	17/01/2019
18/02715/DCH	28/11/2018	McCann	DEMOLISH REAR LEAN-TO BUILD NEW WRAP AROUND SINGLE STOREY LEAN-TO EXTENSION TO SIDE AND REAR	10 PANTMAWR ROAD, WHITCHURCH, CARDIFF, CF14 7TF	36	True	Permission be granted	03/01/2019
<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>
18/02362/MNR	12/10/2018	Tongwynlais Community Council	MINOR REGRADING WITH GROUND CONSOLIDATION AND MAKE UP WORKS, TO CREATE A NEW GRASSED PUBLIC OPEN SPACE	LAND TO THE REAR OF COMMUNITY HALL, CASTELL COCH VIEW, TONGWYNLAIS	101	False	Permission be granted	21/01/2019
18/02924/MNR	21/12/2018	Thomas	ALTERATIONS TO ELEVATIONS PREVIOUSLY APPROVED UNDER 17/02408/MNR	REAR OF 174 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DL	27	True	Permission be granted	17/01/2019

