



County Hall
Cardiff
CF10 4UW
Tel: (029) 2087 2000

Neuadd y Sir
Caerdydd
CF10 4UW
Ffôn: (029) 2087 2000

AGENDA

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 20 MARCH 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 13 February 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, 18/01882/DCH, 95 Fairleigh Road, Riverside

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

Application no, 18/03028/DCH, St Peblig, 1 Cathedral Green, Llandaff

Application no, 18/03029/DCH, St Peblig, 1 Cathedral Green, Llandaff (Listed Building Consent)

Application no, 18/02699/DCH, Sycamore Lodge, Gabalfa Road, Llandaff North

5 Development Control Applications

Morning Meeting to start at 10:30 AM.

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- a Section 118 Stopping Up Order Highways Act.
- b 18/01882/DCH, 95 Fairleigh Road, Riverside
- c 18/01820/MJR, 45-47 Drysgol Road, Radyr
- d 18/02601/MJR, 32 Cathedral Road, Riverside
- e 18/02602/MJR, 32 Cathedral Road, Riverside (Conservation Area Consent)

Afternoon Meeting to start at 1:30 PM.

- f 18/01064/MJR, Canton Family Centre Suffolk House, Romilly Road, Canton
- g 18/01065/MJR, Canton Family Centre, Suffolk House, Romilly Road, Canton
- h 18/03028/DCH, St Peblig, 1 The Cathedral Green, Llandaff
- i 18/03029/DCH, St Peblig, 1 The Cathedral Green, Llandaff (Listed Building Consent)
- j 18/02699/DCH, Sycamore Lodge, Gabalfa Road, Llandaff North
- k 18/02921/DCH, Halewell House, Melrose Avenue, Penylan
- l 18/01598/MJR, Land Adjacent to Number 5, Church Road, Caerau
- m 19/00282/MNR, 26 Clare Street, Riverside

6 Applications decided by Delegated Powers - February 2019

7 Urgent Items (if any)

8 Date of next meeting - 17 April 2019

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 14 March 2019

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

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PLANNING COMMITTEE

13 FEBRUARY 2019

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

63 : APOLOGIES FOR ABSENCE

Congreve

64 : MINUTES

The minutes of the 23 January 2019 were approved as a correct record.

65 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Keith Jones	18/02594/MJR	Personal
Gordon	18/01882/DCH	Spoke as Ward Cllr

66 : PETITIONS

- (i) Application no, 18/01064/MJR, Canton Family Centre, Suffolk House, Romily Road, Canton
- (ii) Application no, 18/02698/MNR, 19 Llandennis Avenue, Cyncoed
- (iii) Application no, 17/02003/MNR, 19 Lonsdale Road and 4 Ormonde Close, Penylan
- (iv) Application no, 18/01882/DCH, 95 Fairleigh Road, Riverside
- (v) Application no, 18/01820/MJR, 45-47 Drysgol Road, Radyr
- (vi) Application no, 18/00948/MJR, 23-24 Wordsworth Avenue, Plasnewydd

In relation to (i), (ii) and (vi) the petitioner spoke and the applicant/ agent responded.

67 : 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 decisions in accordance with Section 70 of the Town and Country Planning Act 1990 or Section 16 or Section 74 of the Planning (Listed Building & Conservation Act 1990)

APPLICATIONS GRANTED

18/00948/MJR – PLASNEWYDD

23-24 WORDSWORTH AVENUE

Proposed construction of 1X4 bed house and the extension & conversion of existing buildings to form a B1 office and 3 self-contained apartments (1 X 3 bed 2 X 2 duplex apartments) with on-site parking, cycle, refuse and amenity facilities.

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.

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

18/02594/MJR – LLANRUMNEY

FORMER LLANRUMNEY HIGH SCHOOL SITE, BALL ROAD

Development of 98 residential dwellings (use Class C3, including affordable housing), vehicular and pedestrian access, landscaping, drainage, related infrastructure and engineering works.

Subject to the following:

“Reference to Condition 1 in conditions 25-28 (inc) should be replaced by reference to Condition 2.

Subject to amendment to Condition 2 to read:

“

- | | | |
|--|-------------|---|
| • 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 | 2288-202-03 | B |

• D Plans	2288-203-01	A	
• D Elevations	2288-203-02	A	
• E Plans	2288-204-01	B	
• E Elevations	2288-204-02	B	
• F Plans	2288-205-01	B	
• F Elevations	2288-205-02	B	
• I Plans	2288-206-01	B	
• I Elevations	2288-206-02	B	
• J Plans	2288-207-01	A	
• J Elevations	2288-207-02	A	
• K Plans	2288-208-01	B	
• K Elevations	2288-208-02	A	
• K Block Elevations Semi Detached	2288-208-03	A	
• K Block Elevation Terrace	2288-208-04	A	
• L Plans	2288-209-01	A	
• L Elevations	2288-209-02	A	
• 2B1 Apartment Plans	2288-210-01	B	
• 2B1 Apartment Elevations	2288-210-02	B	
• 2B1 & L Block Elevations	2288-210-03	A	
• 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 001 P2
Gray
- 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

Subject to an amendment to Condition 29 to read:

“No development shall take place on the Hartland Road widening until a scheme for the widening has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any dwelling being occupied”

Subject to the following:

“Amendment to the LDP policy reasons for conditions 18-20 (inc), 25, 26 and 28 to refer to LDP policy KP5 not H5”

Subject to an amendment to Condition 19 to read:

“Construction of the brick boundary walls shall not 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 or that these walls shall match the materials used for the approved houses”

Subject to an amendment to Condition 23:

“ Omit the words “on those plots”

APPLICATIONS REFUSED

17/02003/MNR – PENYLAN

19 LONSDALE ROAD AND 4 ORMONDE CLOSE

Demolition of all existing buildings and construction of residential development comprising 8 self contained flats with onsite parking, cycle refuse and amenity facilities.

APPLICATIONS DEFERRED

18/01064/MJR – CANTON

CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD

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.

REASON: In order for Officers to draft reasons for refusal based on “Does not preserve or enhance the character/appearance of the Conservation Area (Policies KP17 & EN9)

18/01065/MJR – CANTON

CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD

Demolition of modern extensions to Suffolk House and part demolition of existing wall.

Conservation Area Consent

REASON: Following the decision of 18/01065/MJR

18/01820/MJR – RADYR

45-47 DRYSGOL ROAD

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.

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

18/01882/DCH – RIVERSIDE

95 FAIRLEIGH ROAD

Rear double extension and loft conversion

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

68 : APPLICATIONS DECIDED BY DELEGATED POWERS

January 2019

69 : URGENT ITEMS (IF ANY)

None

**CITY OF CARDIFF COUNCIL
CYNGOR DINAS CAERDYDD**

PLANNING COMMITTEE MEETING

TITLE: Section 118 Stopping Up Order Highways Act.

**Ilfracombe Crescent.Llanrumney.
REPORT OF DIRECTOR OF CITY OPERATIONS:
Andrew Gregory**

PORTFOLIO:

Reason for this Report

To request the Planning Committee direct Legal Services to make a Stopping Up Order under Section 118 Highways Act 1980.

Background

A Neighbourhood Regeneration scheme was undertaken and works completed without the necessary change of use under Section 247 Town and Country Planning Act being progressed.

WAG cannot retrospectively stop up highway ,therefore it is necessary for Highways to extinguish the live highway on the grounds that it is no longer needed since there is an alternative route and the public have not used this lane for nearly a decade.

Issues

1. To amend the adopted register and extinguish the lane running between Ilfracombe Crescent and Woolacombe Avenue in Llanrumney..

Local Member consultation (where appropriate)

2. No objections received from Statutory Consultees.
3. **Reason for Recommendations** To amend the adopted register and reflect the fact that the lane is no longer "live" Highway.

Financial Implications

4. Neighbourhood Regeneration has agreed to pay Legal Order fees.

Legal Implications (including Equality Impact Assessment where appropriate)

5. No

HR Implications

6. No

RECOMMENDATIONS

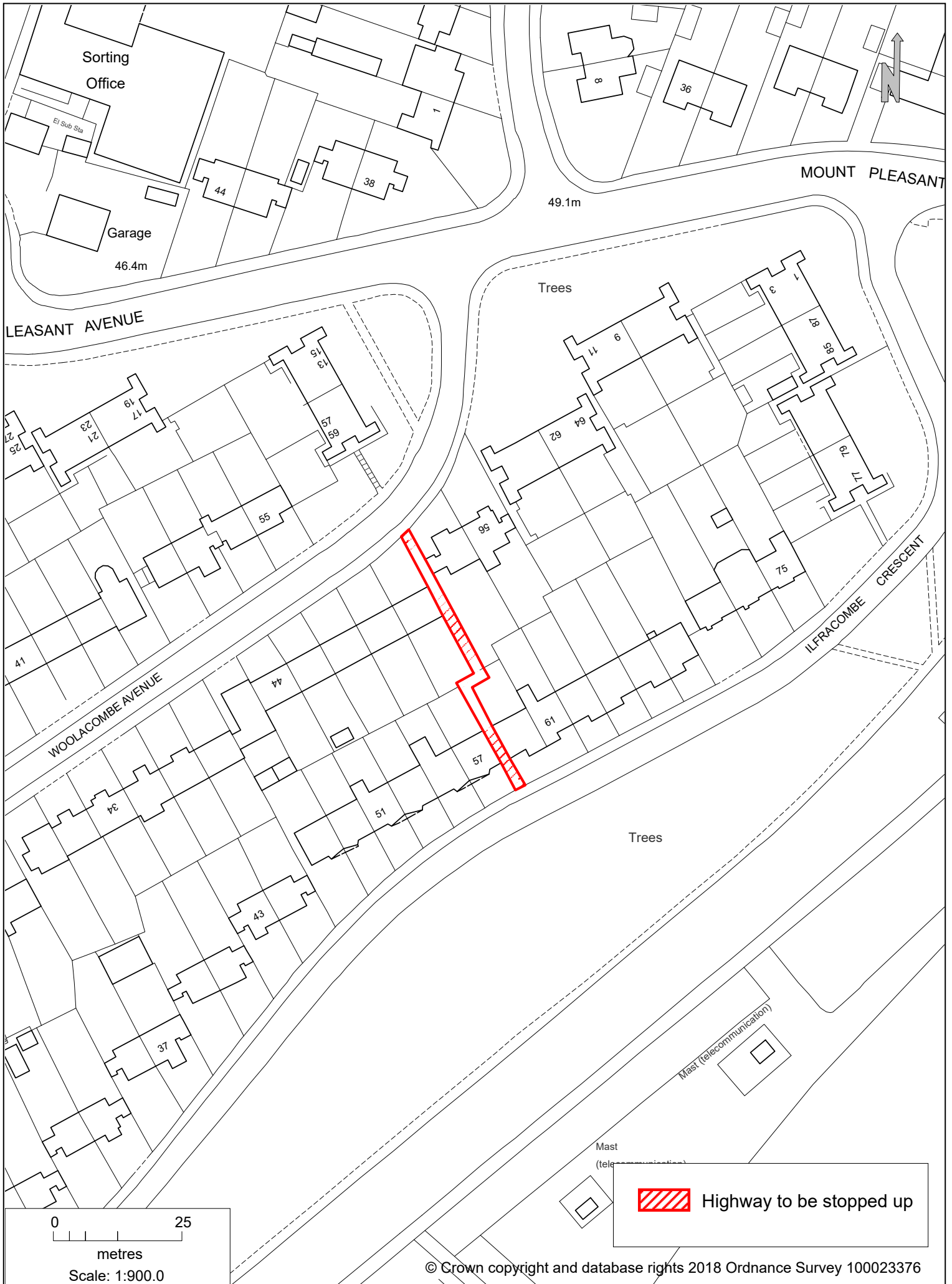
Instruct Legal Services to process the Section 118 Highways Act 1980 Stopping Up Order.


NAME OF DIRECTOR Andrew Gregory

The following appendices are attached:

- Stopping Up Application
- Map showing path hatched red to be extinguished.
- Signed Officer Decision Report

Woolacombe Avenue - Ilfracombe Crescent Gulley



 Highway to be stopped up

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PETITION & LOCAL MEMBER OBJECTION

COMMITTEE DATE: 20/03/2019

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 roof extension shall match those used on the main 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 floor 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 The application was presented to the 13th February 2019 Planning Committee where it was deferred for a site visit. The site visit took place on the 11th March 2019.
- 1.2 Planning permission is sought for the construction of single storey and two storey rear extensions and rear dormer roof extension at 95 Fairleigh Road.
- 1.3 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.
- 1.4 The existing single storey rear annex would be demolished in order that the two storey and single storey extensions could be constructed.
- 1.5 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.

- 1.6 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.
- 1.7 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.
- 1.8 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.
- 1.9 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.
- The two storey extensions to neighbouring properties are only half width.
- The proposed single storey extension will project 8m from the rear wall of the property and not 6.5m as stated in the report.
- The box dormer in the amended plans is larger than the three storey element shown in the original plans and still creates a three storey impression.
- Not one mid-terrace in Fairleigh Road has had plans approved for a two storey rear extension which abuts both neighbouring properties.

- The ground floor extension will result in a loss of light into the neighbours property.
- The dormer window does not comply with the advice contained in the Residential Extensions and Alterations SPG.
- The officer should use the 45 Degree Rule to calculate the loss of light into the neighbouring property.

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 current 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 extensions are, therefore, considered to represent subservient additions to the dwelling in line with the advice contained in the Residential Extensions and Alterations SPG (2017). 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

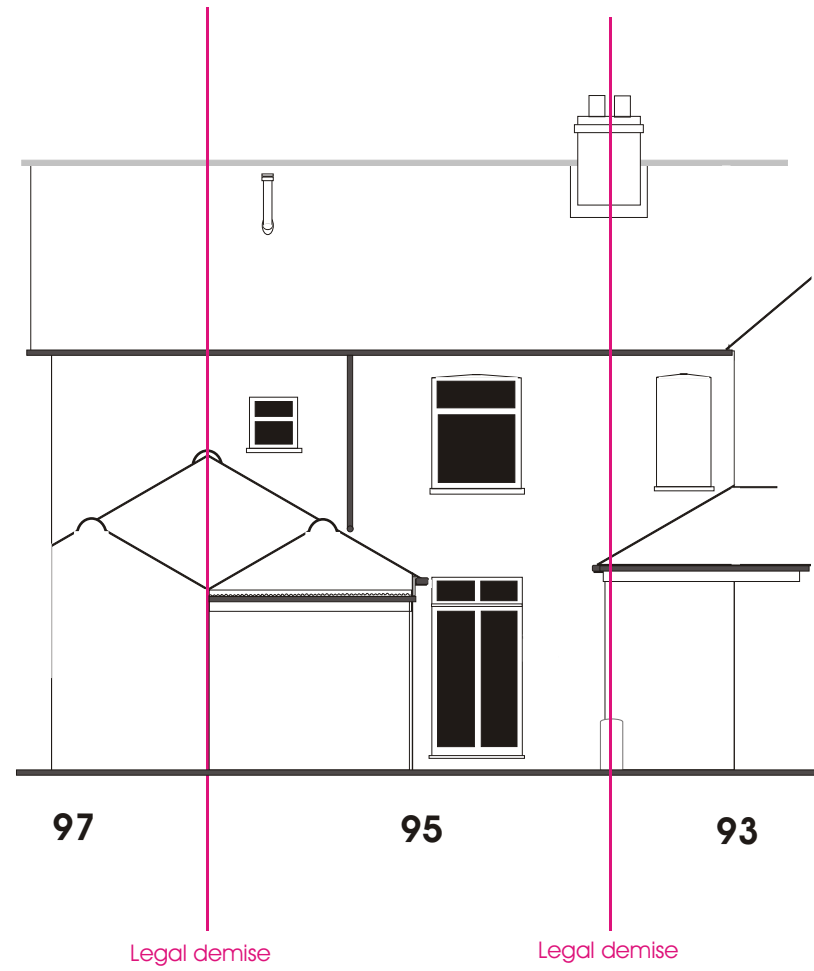


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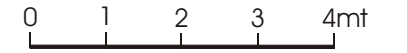
Front Elevation - Existing



Rear Elevation - Existing



95 Fairleigh Road - Existing Elevations



Fairleigh Road

RESIDENTIAL USE



Project: 95 Fairleigh Road, Cardiff

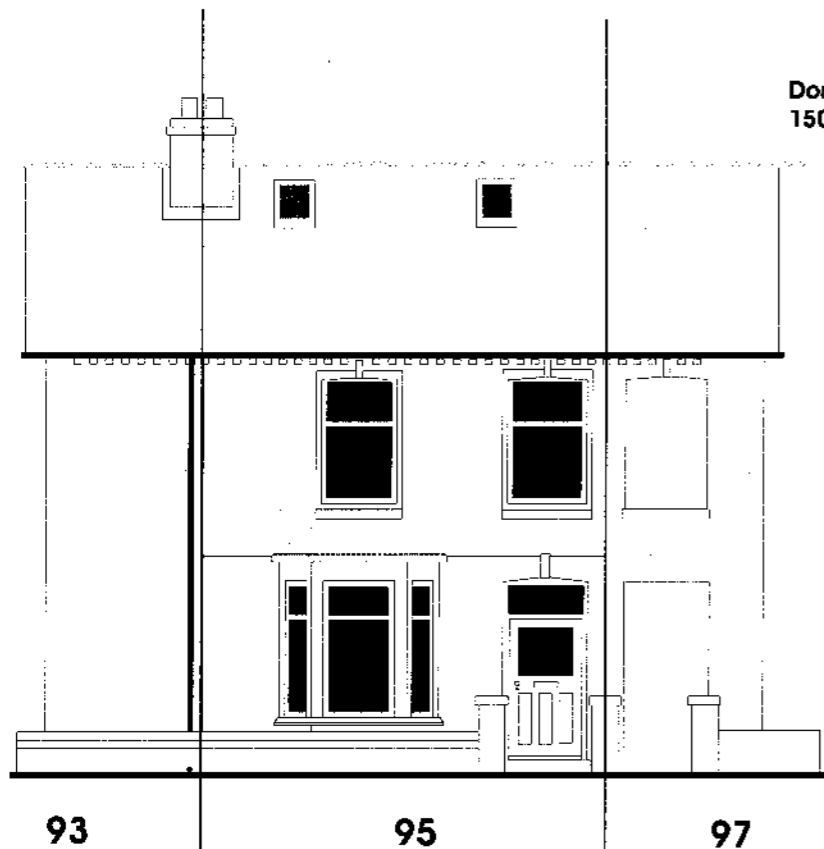
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General Layout Revision: 22/03/18 (A)

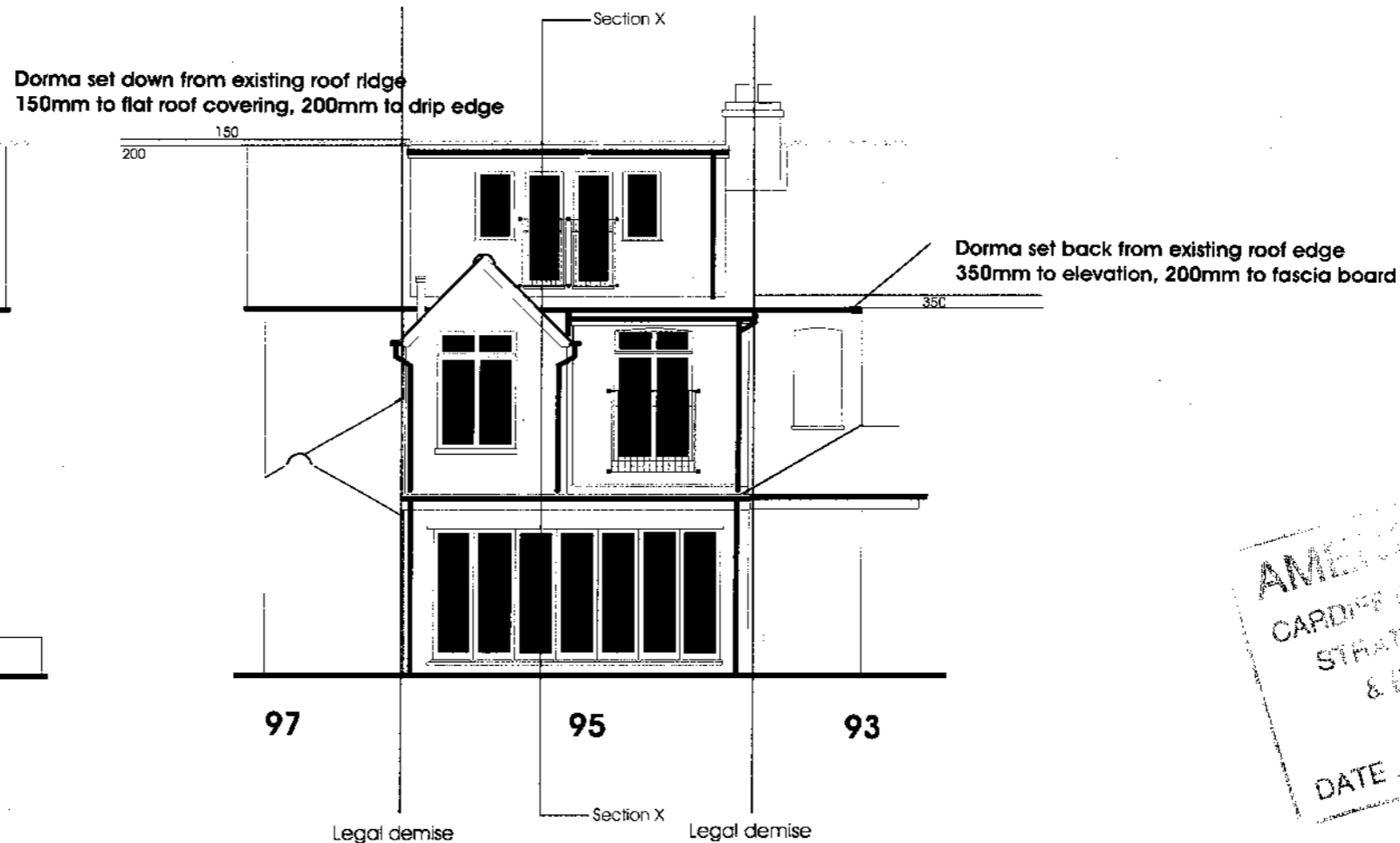
Drawn: MJP Drwg. No: EE01EL01

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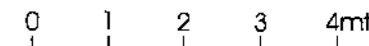
Front Elevation - Proposed



Rear Elevation - Proposed



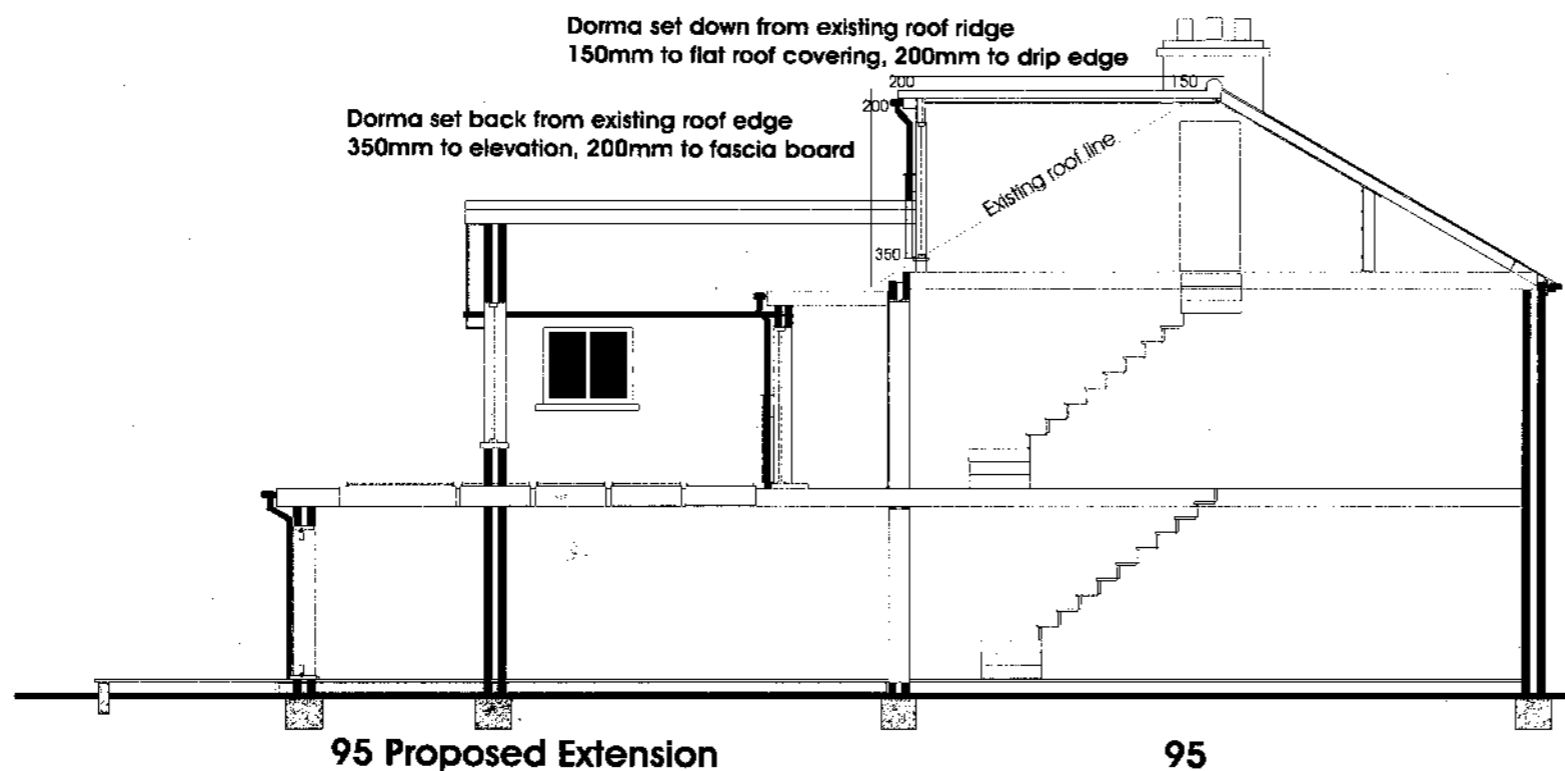
95 Fairleigh Road - Proposed Elevations



AMENITY PLAN
 CARDIFF COUNTY COUNTY
 STRATEGIC PLANNING
 & ENVIRONMENT
 DATE 3.12.18

Fairleigh Road

Section X-X - Proposed



RESIDENTIAL USE

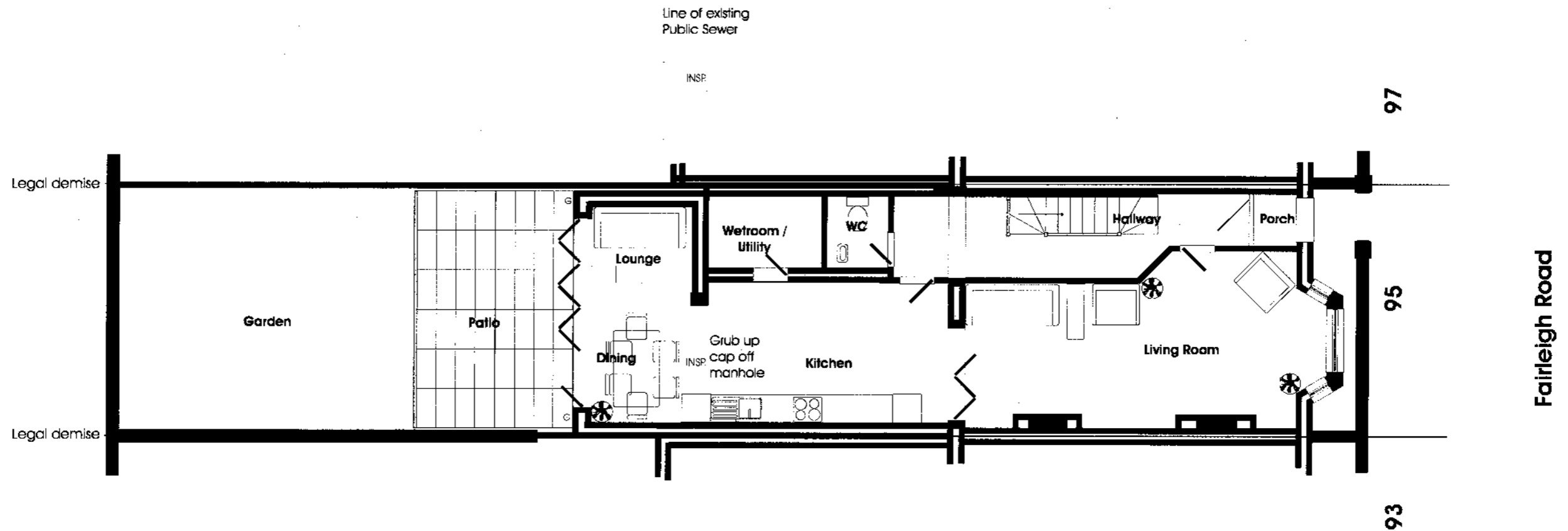
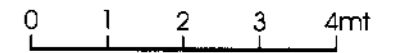


Project: 95 Fairleigh Road, Cardiff	
Elevations Proposed	Scale: 1:100 (A3)
General Layout	Revision: 29/11/18 (K)
Drawn: GAK	Drwg. No: PE04EL01

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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

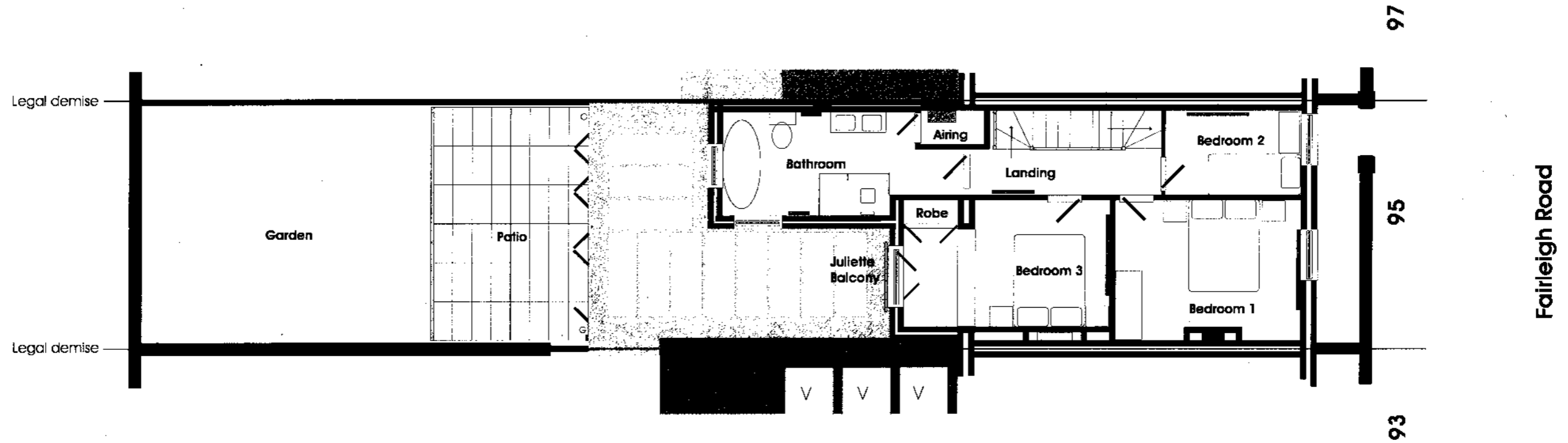
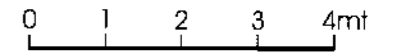


Project: 95 Fairleigh Road, Cardiff	
Ground Floor Plan	Scale: 1:100 (A3)
General Layout	Revision: 22/10/18 (G)
Drawn: GAK	Drwg. No: PP04GP01

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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

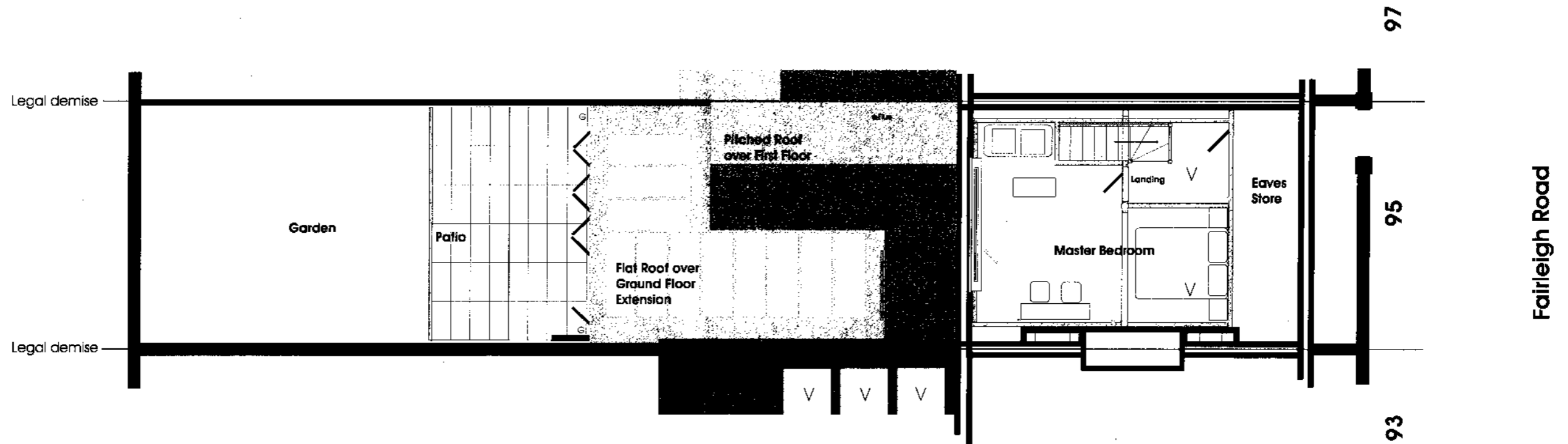
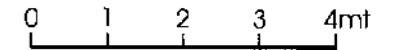


Project: 95 Fairleigh Road, Cardiff	
First Floor Plan	Scale: 1:100 (A3)
General Layout	Revision: 22/10/18 (H)
Drawn: GAK	Drwg. No: PP04FP02

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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

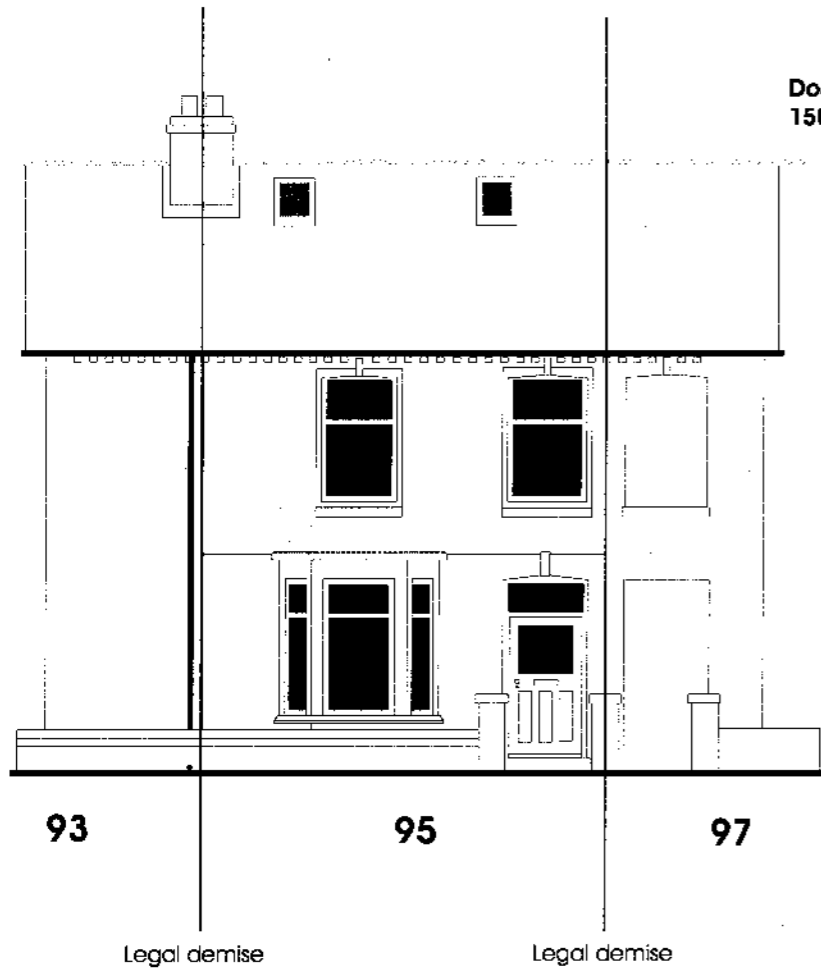
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 STRATEGIC PLANNING
 & ENVIRONMENT
 DATE 3.12.18



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

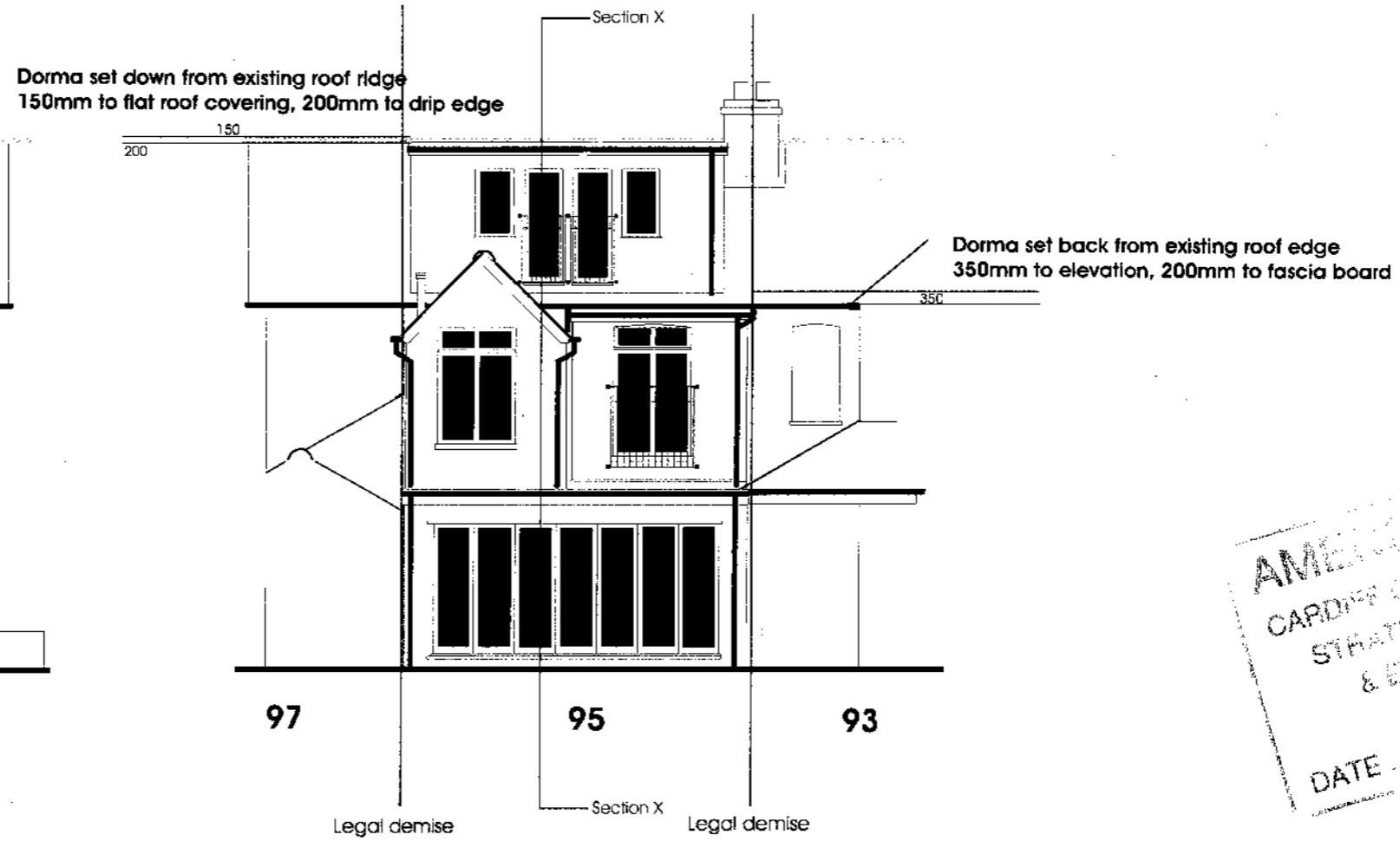
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Front Elevation - Proposed

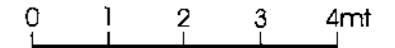


Fairleigh Road

Rear Elevation - Proposed

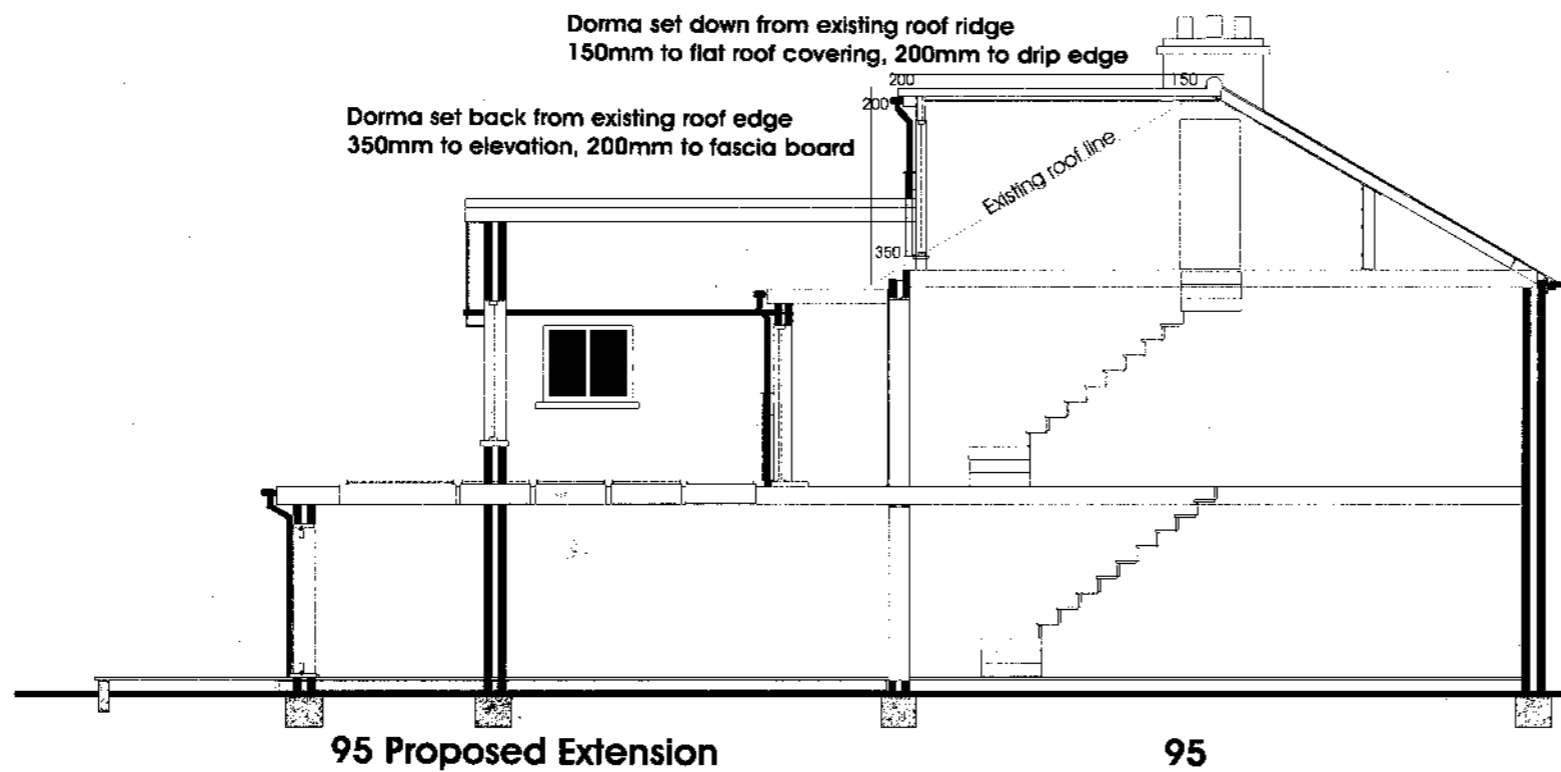


95 Fairleigh Road - Proposed Elevations



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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LOCAL MEMBER OBJECTION, PETITION

COMMITTEE DATE: 20/03/2019

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 and to allow review of the viability of the proposal with relevance to Policies KP6, KP7, KP8, H3, T5, T6 and C5 of the Cardiff Local Development Plan.
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. I – 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 full details of the proposed accesses, including details of a one-way entry/egress system to the proposed flats forecourt parking, have been approved by the Local Planning Authority. Those details shall be implemented prior to the development being put into beneficial use, and thereafter the access shall be retained in accordance with the agreed details.

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, including full details of the 'no dig' driveway/hard surfacing', 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 7, 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: R2 RADON GAS PROTECTION

RECOMMENDATION 7: R4 CONTAMINATION AND UNSTABLE LAND ADVISORY NOTE

RECOMMENDATION 7: 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. INTRODUCTION

- 1.1 The application was presented to Planning Committee on the 13th February 2019 where it was deferred for a site visit. The site visit took place on the 11th March 2019.
- 1.2 Since the original Committee meeting it has been brought to the attention of the Local Planning Authority that a tree, later determined to be a Sitka Spruce, which forms part of a preservation order was not assessed within the original Arboricultural assessment. Amended details were subsequently submitted taking into consideration the omitted tree. The proposed development, by virtue of a patio hardstand, will minimally intrude into the root protection area of this tree, however, it is considered that there would be no detrimental impact subject to condition. Conditions 7 & 8 and paragraphs 6.8 and 9.6.2 have been amended.
- 1.3 Further details of the means of access have been submitted proposing to introduce a one-way access/egress system. It is considered that such a system would ensure there would be no detriment to highway safety. Further details of the access including how the one-way system will be secured are recommended. Condition 6 and paragraphs 6.2 and 9.4.4 have been amended.
- 1.4 The Committee Report otherwise remains unaltered.

2. DESCRIPTION OF THE SITE AND AREA

- 2.1 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.

- 2.2 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.
- 2.3 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.
- 2.4 The site is located within a suburban area to the north of the City accessible via secondary routes from the A470 and A4119.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 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.
- 3.2 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.
- 3.3 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.
- 3.4 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.
- 3.5 To the rear a large communal gardens would be provided with boundary planting and an area of hard surfacing.
- 3.6 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.

- 3.7 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.

4. PLANNING HISTORY

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

5. 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)

6. **INTERNAL CONSULTEE RESPONSES**

- 6.1 The Operational Manager (Flood & Coastal Risk Management) has been consulted, no representations have been received.
- 6.2 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 a one way access/egress system would work and overcome any highway safety concerns, further information in respect of the means of securing the one way system is required, 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.
- 6.3 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.
- 6.4 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.
- 6.5 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.
- 6.6 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.

- 6.7 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.
- 6.8 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. This assessment is relevant to the Sitka Spruce which was omitted from the original assessment and whilst there will be some minimal incursion, through a hardstand patio, into the root protection area of this tree it is not considered sufficient to have any detrimental impact and the use of a 'no-dig' construction has been recommended in this regard. 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 to ensure no harm results.
- 6.9 The Council's Planner (Ecology) has been consulted, no representations have been received.

7. EXTERNAL CONSULTEE RESPONSES

- 7.1 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.
- 7.2 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.

8. REPRESENTATIONS

- 8.1 The application was advertised by way of neighbour consultation letters, site notices and advertisement in the press.
- 8.2 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.

8.3 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;
- A tree of amenity value is not included upon the tree assessment;
- 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.

- 8.4 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.
- 8.5 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.

9. ANALYSIS

9.1 Introduction

9.1.1 The application site lies within the defined settlement boundary within an existing residential area. The existing dwelling houses 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.

9.1.2 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.

9.2 Impact Upon the Character of the Area

9.2.1 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*'.

9.2.2 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.

- 9.2.3 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.
- 9.2.4 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.
- 9.2.5 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.
- 9.2.6 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.
- 9.2.7 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.

9.3 Impact Upon the Amenity of Neighbouring Occupiers and the Area

- 9.3.1 Policy KP5 seeks to ensure that '*no undue effect on the amenity of neighbouring occupiers*' results from development.
- 9.3.2 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 no potential for an overbearing impact, loss of light or

overshadowing.

- 9.3.3 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.
- 9.3.4 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.
- 9.3.5 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.
- 9.3.6 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.

9.4 Transport Impact

- 9.4.1 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'*.
- 9.4.2 The proposal provides for adequate car parking facilities in accordance with current guidelines.
- 9.4.3 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.
- 9.4.4 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, the most westerly, of the three access points, in close proximity to a curve in the road, initially raised cause for concern, however, a one way system for access and egress, with access being from the most westerly access point, would adequately address any highway safety concerns. A condition is recommended requiring details of the means of securing the one way system and to ensure it is retained in

perpetuity.

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

9.5 Planning Obligations and Viability

- 9.5.1 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.
- 9.5.2 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.
- 9.5.3 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.
- 9.5.4 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.
- 9.5.5 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.

9.6 Other Matters

- 9.6.1 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 in this regard.
- 9.6.2 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 in this regard. The initial assessment has been amended to take into consideration a mature and protected Sitka Spruce which was omitted from the original assessment it is concluded that this tree would not be adversely impacted by the development subject to a no-dig construction being employed for the proposed patio which intrudes minimally into this trees root

protection area.

- 9.6.3 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.
- 9.6.4 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.
- 9.6.5 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.
- 9.6.6 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.
- 9.6.7 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.
- 9.6.8 *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.

9.7 Conclusion

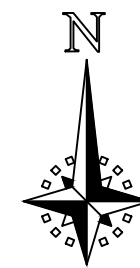
9.7.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended, subject to conditions, that planning permission be granted.



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
 Architects · Town planners Environmental & Urban design		www.c2architects.co.uk tel: 029 20452100
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL.</small>		



Site Plan
1:500 @ A3

Planning Submittal Scheme



Proposed Residential Development at 45-47 Drysgol Road, Cardiff		Job No. 17 117	Rev. I
Title Proposed Site Plan		Dwg No. AL(90)02	
Date 22/01/2018	Drawn MC	Scale 1:500 @A3, 1:250 @A1	
 Architects · Town planners Environmental & Urban design		www.cjarchitects.co.uk tel: 029 20452100	
Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL			




Site Elevation
1:250 @ A3



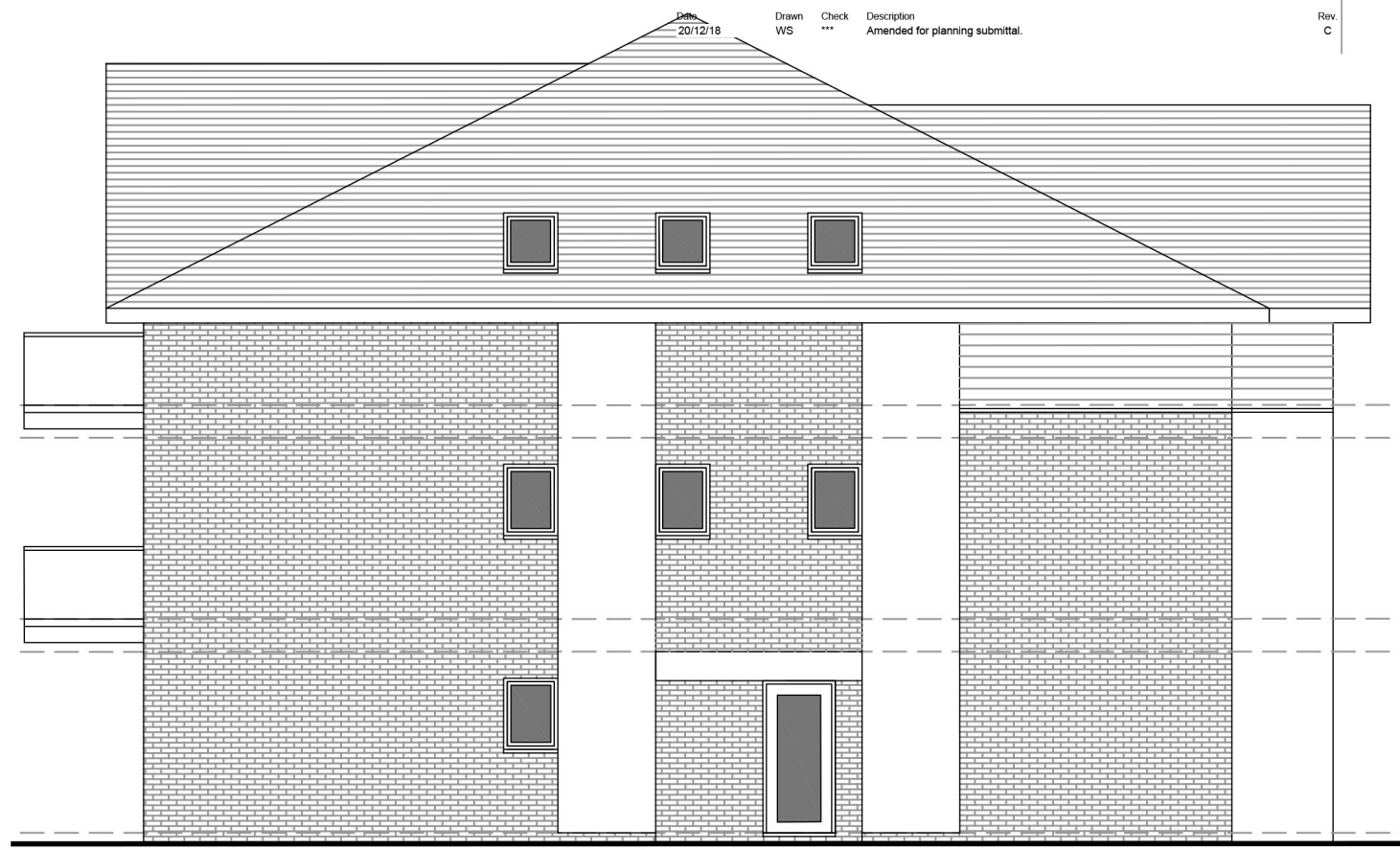
Contextual Elevation
1:250 @ A3

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>	



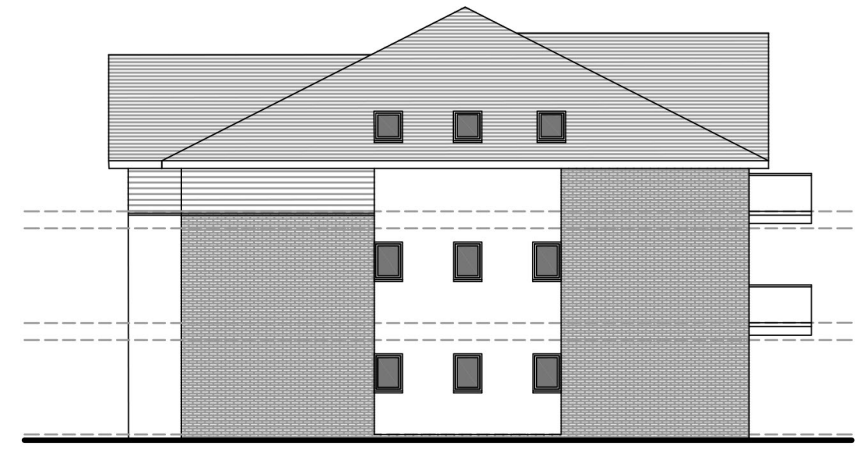
Front Elevation Block A
1:100 @ A3



Side Elevation Block A
1:100 @ A3



Rear Elevation Block A
1:100 @ A3

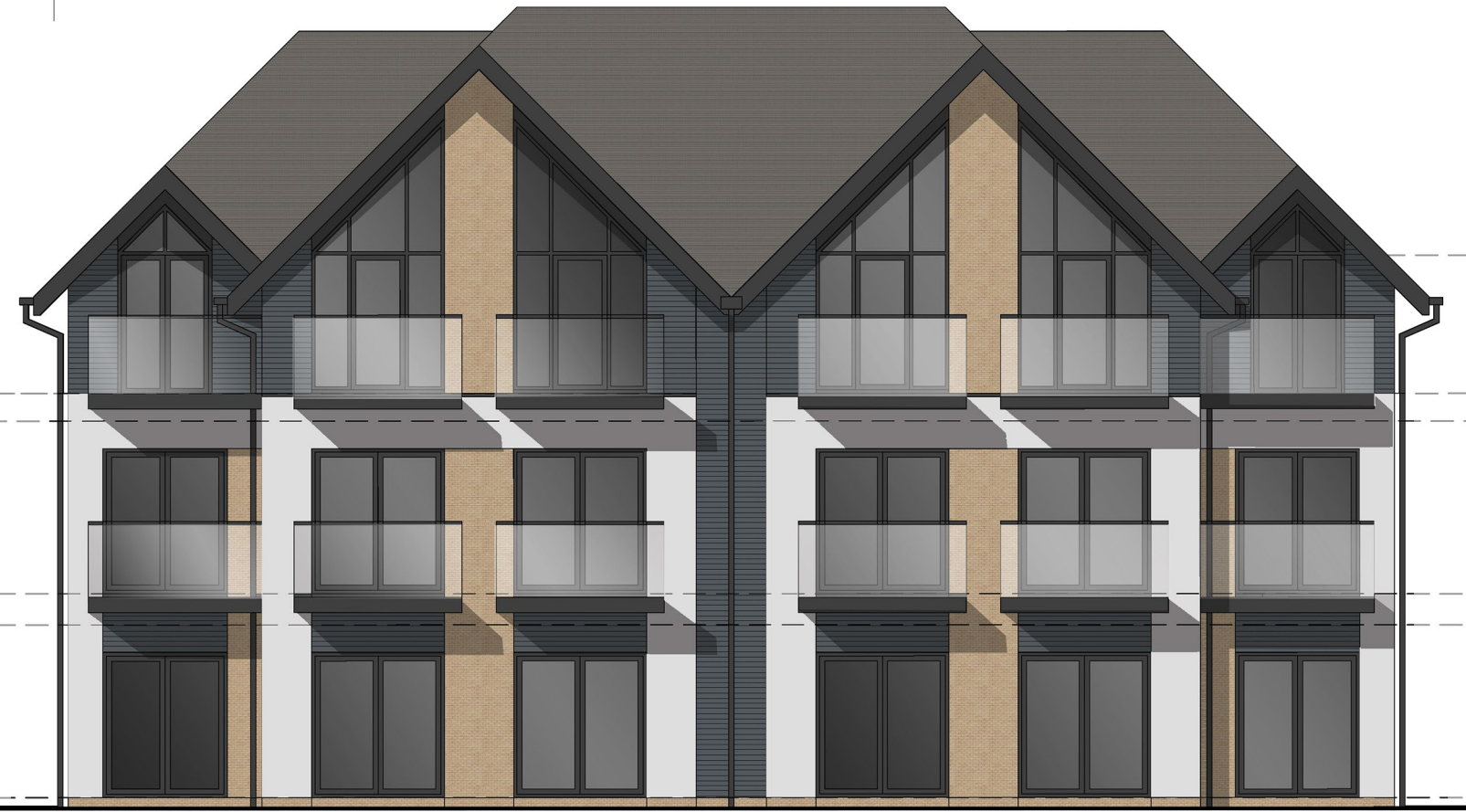


Side Elevation Block A
1:200 @ A3

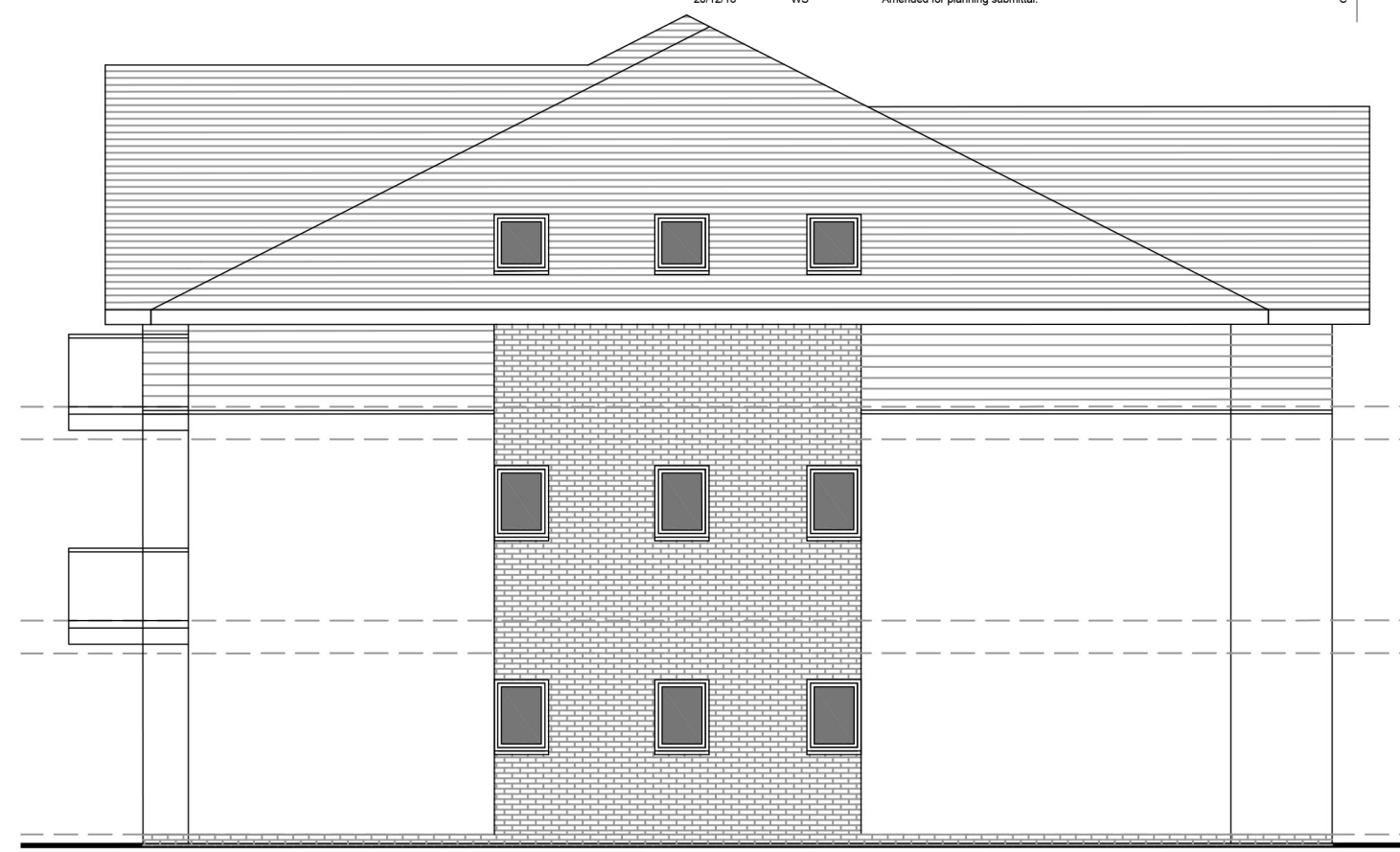
Planning Submittal Scheme

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



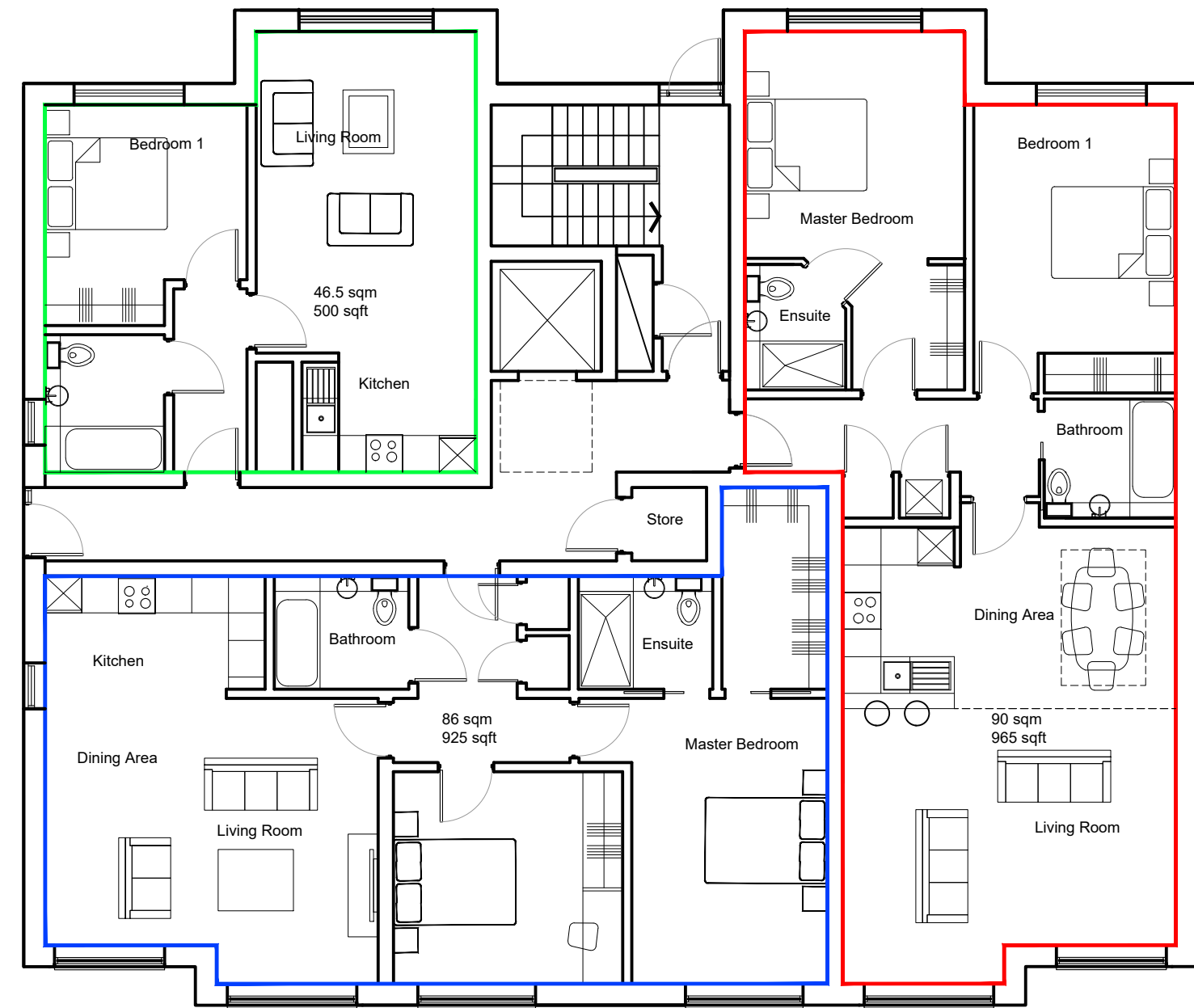
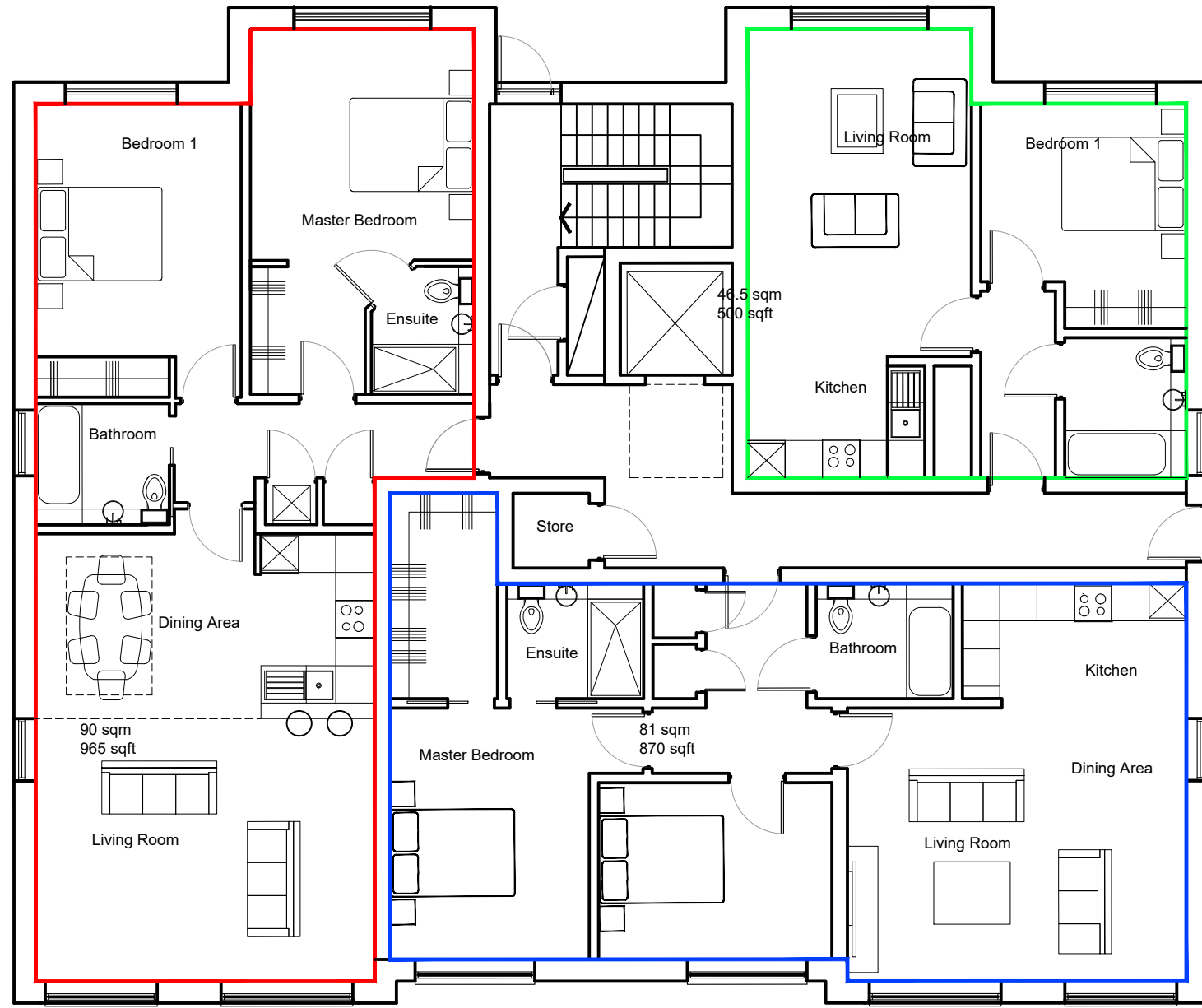
Rear Elevation Block B
1:100 @ A3



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>		

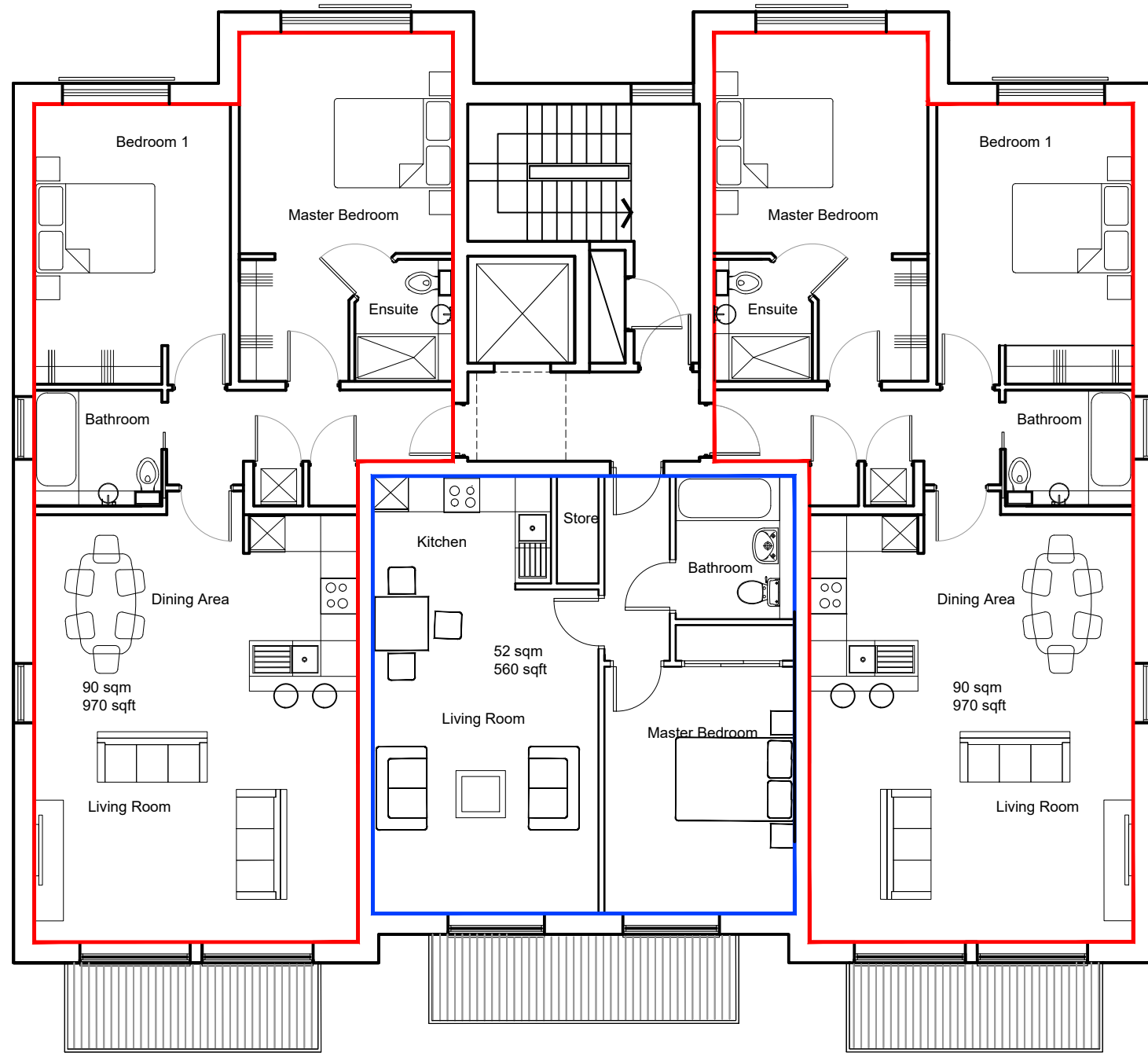


Ground Floor Plan Block A
1:100 @ A3

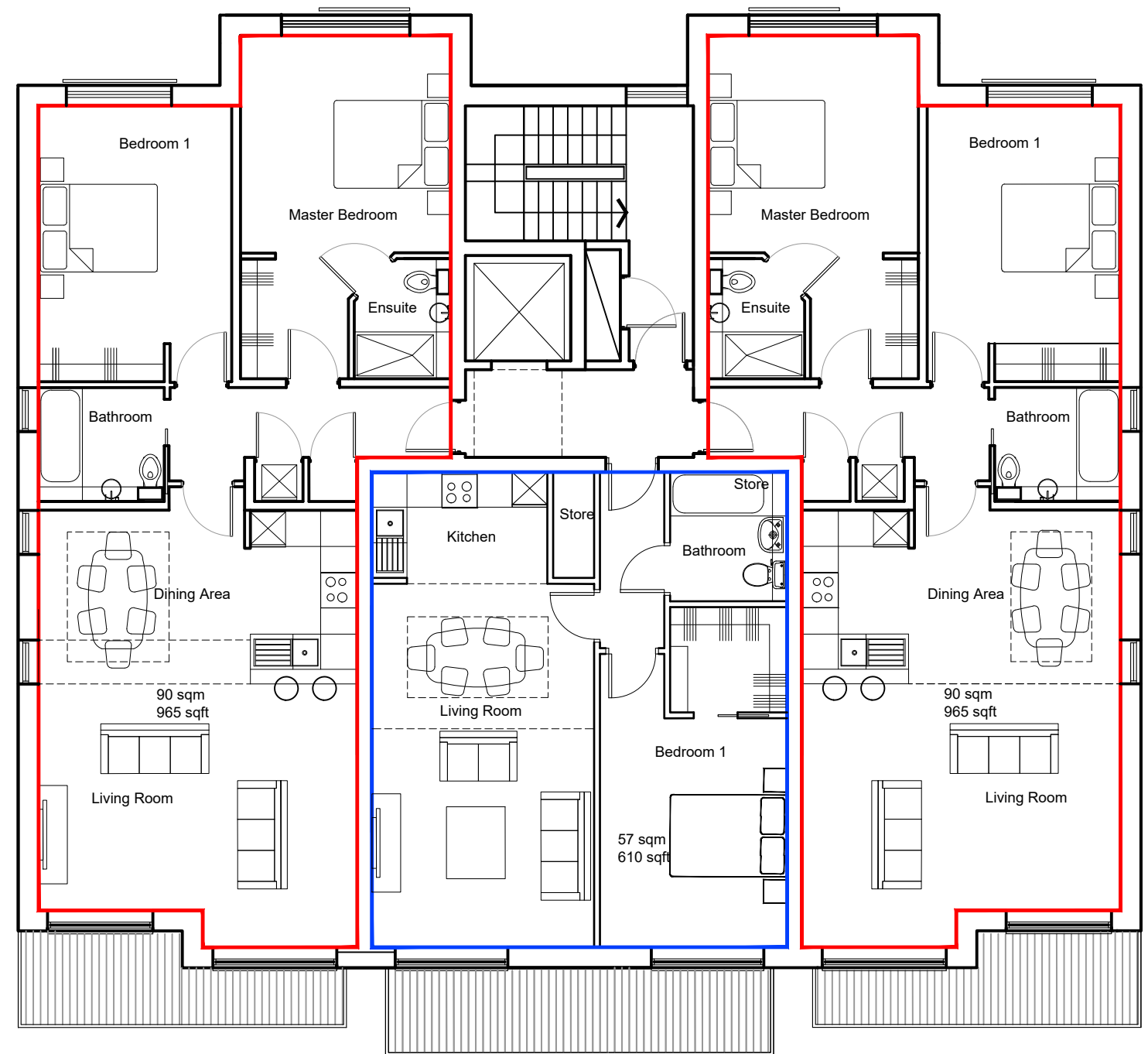
Ground Floor Plan Block B
1:100 @ A3

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
 Architects · Town planners Environmental & Urban design		Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL. www.c2architects.co.uk tel: 029 20452100



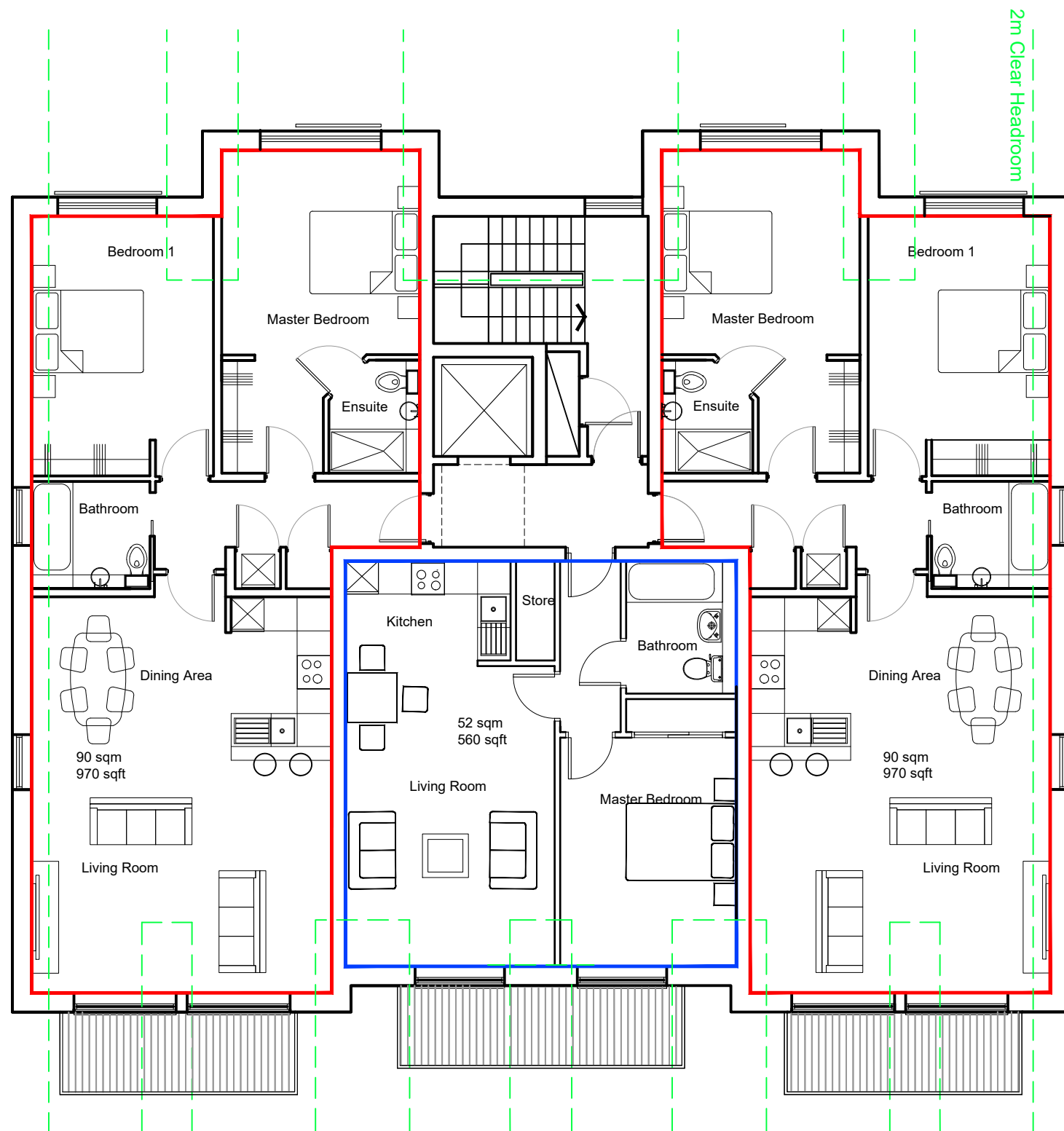
First Floor Plan Block A
1:100 @ A3



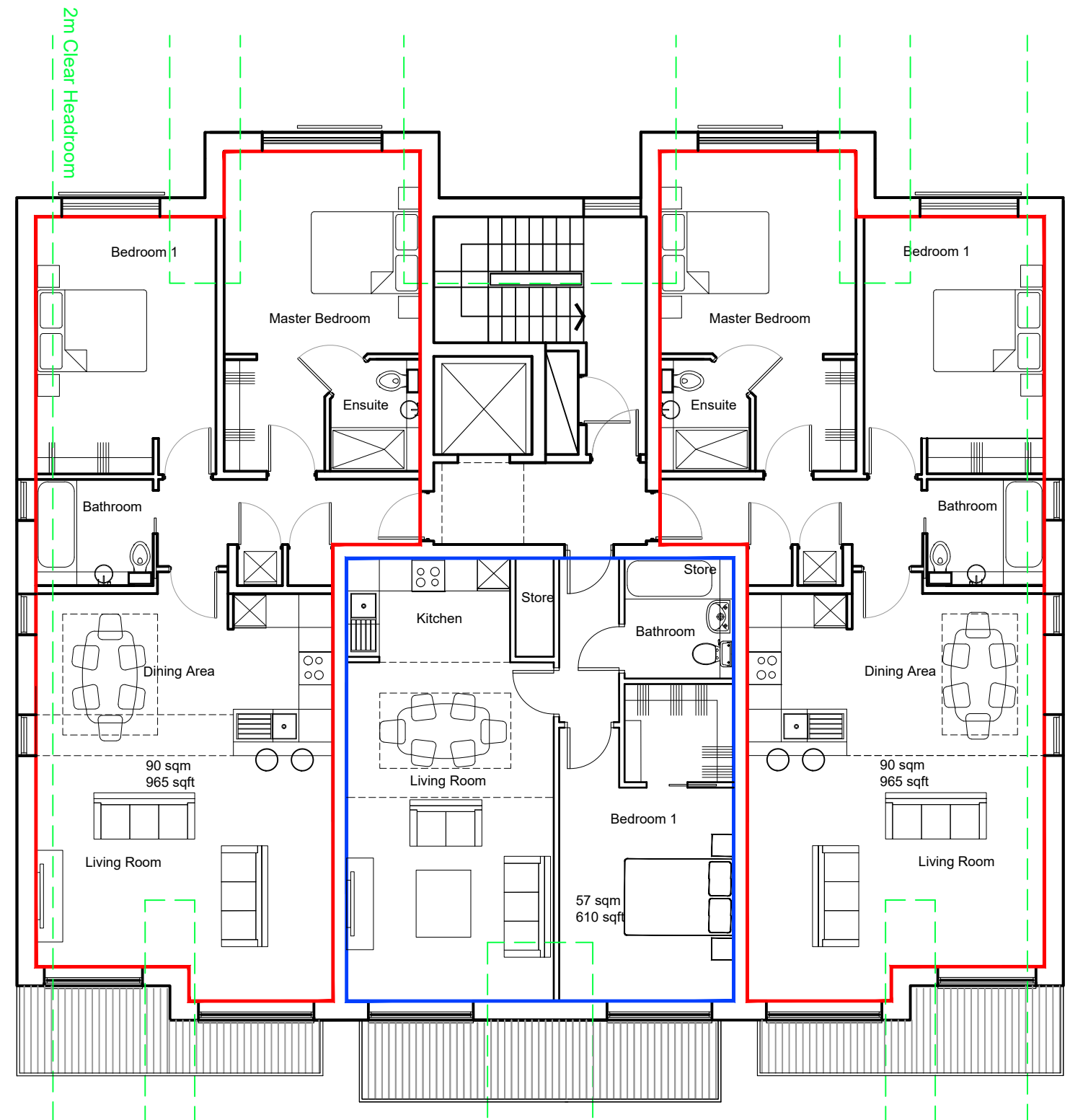
First Floor Plan Block B
1:100 @ A3

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 OBJECTION

COMMITTEE DATE: 20/03/2019

APPLICATION No. **18/02601/MJR**

APPLICATION DATE: 12/11/2018

ED: **RIVERSIDE**

APP: TYPE: Full Planning Permission

APPLICANT: SUFFOLK LIFE ANNUITIES LIMITED

LOCATION: 32 CATHEDRAL ROAD, PONTCANNA

PROPOSAL: CONVERSION OF 32 CATHEDRAL ROAD FROM B1 OFFICE TO 17 C3 RESIDENTIAL UNITS INCLUDING DEMOLITION AND REPLACEMENT OF REAR EXTENSION; LANDSCAPING; CAR-PARKING; ACCESS; AND ASSOCIATED ANCILLARY WORKS

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

TIME LIMIT AND PLANS

TIME LIMIT

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.)

PLAN SPECIFICATION

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

Plans

A S L 001	Location Plan
A / P/P/01 Rev 2	Proposed Site Plan
A / P/P/02	Proposed Floor Plans
A / P/P/03	Proposed Floor and Roof Plans
A / P/E/01	Proposed Elevations Sheet 01
A / P/E/02	Proposed Elevations Sheet 02
A / P/P/20	Proposed Demolition Plan
LA.01 (Rev A)	Landscape Proposal (Dated 20/09/18)

Documents

Heritage Statement (Dated: October 2018)

Air Quality Assessment (Dated: August 2018)
Noise Assessment (Dated: September 2018)
Bat Survey (Dated: September 2018)
Arboricultural Report (Dated 21st September 2018)
Design and Access Statement
Planning Statement (Dated: October 2018)
Flood Consequences Assessment (Dated: September 2018) WSP 7004
9383-FCA-R1

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 Cardiff Local Development Plan.

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 Cardiff Local Development Plan.

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 Cardiff Local Development Plan.

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 Cardiff Local Development Plan.

MATERIALS

7. No development, except for demolition works, shall take place 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 prior to occupation.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with Policies KP5, KP17 and EN9 of the Cardiff Local Development Plan (2006 - 2026).

ARCHITECTURAL DETAILING

8. No development, except for demolition works, shall take place until a scheme showing the architectural detailing of the extension has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the approved scheme is implemented.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with Policies KP5, KP17 and EN9 of the Cardiff Local Development Plan (2006 - 2026).

ACCESS IMPROVEMENTS

9. No development, except for demolition works, shall commence until details of the updated highway access into the site, including a residential style vehicle crossover, has been submitted to and approved in writing by the Local Planning Authority. This shall include a method statement and sectional drawings to demonstrate how harm to the retained street tree will be avoided.

Reason: To ensure the development has a suitable access provision whilst maintaining highway and pedestrian safety in accordance with Policy T5 of the Cardiff Local Development Plan (2006 - 2026).

REPLACEMENT HIGHWAY TREE

10. No development, except for demolition works, shall commence until details of a replacement street tree for tree T1, as identified in the Tree Constraints Plan contained in the Arboricultural Report (Dated 21st September 2018), has been submitted to and approved in writing by the LPA along with an implementation programme for its provision. The submitted details shall include, but not be limited to, the following;

- A scaled planting plan.
- Tree pit opening and edging details,
- Evidence to demonstrate that services including drainage, will not conflict with proposed planting.
- A 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 its provision shall be carried out in accordance with the approved details 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).

LANDSCAPING

11. 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 section 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. 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

12. 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

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

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 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)

DRAINAGE (Welsh Water)

14. 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).

SURFACE WATER DRAINAGE

15. 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 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).

ROAD TRAFFIC NOISE

16. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –
1. an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
 2. a lower rate of between 10 and 17 litres per second against zero back pressure.

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

17. 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).

PLANT NOISE

18. The noise emitted from fixed plant and equipment on the development hereby approved shall achieve a rating noise level not exceeding 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), or as may be agreed in writing with 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).

CYCLE STORE DETAILS

19. No development, except for demolition works, shall take place until details of the internal layout of the cycle stores have been submitted to and approved in writing by the LPA. The submitted details shall include, but not be limited to, details of the number and types of stands to be provided, the spacing between stands and the aisle widths. The approved details shall be implemented prior to the beneficial occupation of the building and thereafter maintained and retained for that purpose.

Reason: To ensure that appropriate provisions are made for cyclists in accordance with Policy T5 of the Cardiff Local Development Plan (2006 - 2026).

BATS

20. The precautionary mitigation measures set out in section 5.2 of the Bat Survey report provided by WYG and dated September 2018, shall be implemented in full.

Reason: to ensure protection of bats in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

SITE CLEARANCE

21. 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).

NESTING BIRDS

22. No clearance of trees, bushes or shrubs to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

PRIVACY SCREENS

23. No development, except for demolition works, shall take place until details of the location and finish of all balcony screens serving the external terraces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason: To ensure that no undue effect is had on the privacy or private amenity of neighbouring occupiers as a consequence of the development, in accordance with Policy KP5 of the Cardiff Local Development Plan (2006 - 2026).

UNDERCROFT FINISHING MATERIALS AND LIGHTING

24. No development, except for demolition works, shall take place until details of the lighting and cladding to the undercroft, including soffit detail, consistent with the illustration provided under paragraph 5.1 in the submitted Design and Access Statement (DAS), have been submitted to and approved in writing by the LPA. The approved details shall be implemented on site prior to the beneficial occupation of the development and thereafter retained and maintained.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with policies KP5, KP17, EN9 and C3 of the Cardiff Local Development Plan (2006 - 2026).

BOUNDARY ENCLOSURES

25. No development, except for demolition works, shall take place until details of appropriately designed railings, to be reinstated along the low-level boundary walls to the front and side of No. 32, along with gates across the

existing access to the front, have been submitted to and approved in writing by the LPA. The approved details shall be implemented on site prior to the beneficial occupation of the development and thereafter retained and maintained.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with policies KP5, KP17 and EN9 of the Cardiff Local Development Plan (2006 - 2026).

INFORMATIVES

RECOMMENDATION 2: The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;
(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: The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the

Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

RECOMMENDATION 4: That prior to occupation, new residents be advised of the flood risks and consequences, flood emergency plans and procedures, and of the NRW early flood warning alert system. Information on which can be found using the following links.

The Guidance including the leaflet "Prepare your Property for flooding" can be found by following the link: <https://www.gov.uk/prepare-for-a-flood>.

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', can be found by following the link:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11485/2187544.pdf

The owner/occupiers are advised to sign up to our free Flood Warning service. Further details are at <http://naturalresourceswales.gov.uk/flooding/sign-up-to-receive-flood-warnings/?lang=en>

RECOMMENDATION 5: That the Developer be advised that prior to the commencement of development, the Developer must notify the local Planning Authority of the commencement of development, and must display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town and Country Planning (Development Management Procedure) (Wales)(Amendment)Order 2016.

RECOMMENDATION 6: 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 7: Any works to existing or proposed adopted public highway are to be subject to an agreement under Section 278 and/or S38 of the Highways Act 1980 between the developer and Local Highway Authority.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the conversion of No. 32 Cathedral Road from office to residential use and to demolish the existing, non-original, rear extension and replace it with a part 3/4, storey rear extension that would accommodate

additional apartments. The proposed scheme would comprise of 17 residential units in total (6 x 1 bed; 7 x 2 bed; 4 x 3 bed) with 6 of the units being located within the retained villa and the remaining 11 units within rear extension. The proposal includes the provision 17 undercroft car parking spaces and with 34 cycle spaces located within two dedicated cycle stores.

- 1.2 The overall rear projection would be 42 metres in length but can be split into three main components. The first 5.8 metres would be a flat roofed 3 storey projection measuring 9.2 metres in height and 14.3 metres in width. This component would link into the existing villa. The second component, linked to the first, would project a further 19.7 metres would be 3 storey in height with a width of 14.3 meters. The third component, linked to the central component, would measure 16.5 metres in length and would be 4 storey, measuring 12.3 metres in height and 14.3 metres in width. The larger components, no's 2 and 3 would have a part flat, part pitched roof form.
- 1.3 The link element of the proposed extension would have flat roof, whilst the remainder of the extension would be a part flat, part pitched roofed. The flat roofed elements of the extension would be located towards the Sophia Close frontage of the extension and would measure approximately 5.3m in width along the 3-storey element and 7m in width along the 4-storey element. Beyond these points the roof would be pitched, sloping down to 2-storey for both the 3 and 4-storey elements. The roof pitch for the 4-storey element of the building, which is set towards the rear end of the site, would be steeper than the corresponding pitch on the 3-storey element. Numerous rooflights would be located within the pitched roof.
- 1.4 The ground floor of the proposed extension would be largely supported by pillars forming an undercroft arrangement. This would be broadly consistent with that of part of that of the existing extension. The ground floor of the proposed building would largely screened being located behind the existing stone boundary wall along the Cathedral Close boundary of the site. This wall would be retained as part of the development proposal, though two new pedestrian openings would be added along its length. The ground floor undercroft area would be occupied by car parking, two cycle stores, a plant room, a refuse store and entrance lobbies serving the residential premises above.
- 1.5 The 3-storey element of the proposed extension would measure approximately 9.2m in height at its highest point and therefore approximately 0.5m above the eaves level of the frontage villa. The 4-storey element of the extension would measure approximately 12.3m in height
- 1.6 The extension would be finished in pennant stone slips with reconstituted sandstone detailing, bronze coloured metal roofing, insulated metal panels, aluminium windows and timber cladding.
- 1.7 The apartments proposed with the extension would benefit from terraces areas to the front and rear, with those at the rear containing obscurely glazed screens to prevent neighbouring properties being overlooked.

- 1.8 The existing villa would be retained as part of the proposal and converted into residential accommodation. The apartments proposed within the villa, and linking section between it and the larger element of the extension, would not benefit from any private amenity space though an area of lawn would be retained to the front of the building which could be used.
- 1.9 A mature Copper Beech tree, located adjacent to the boundary of the site with Sophia Close, is proposed to be removed as part of the proposed scheme with compensatory provision made within the front garden and street.
- 1.10 Amended plans have been received at the request of the Local Planning Authority (LPA) in which a parking space has been omitted to enable the provision of an additional cycle store in its place. The number of car parking spaces has subsequently be reduced from 17 to 16.

2. DESCRIPTION OF SITE

- 2.1 The application site is rectangular in shape and measures approximately 0.124 Ha in size. The site is located on the corner of Cathedral Road and Sophia Close, and encompasses a detached 2/3-storey villa fronting onto Cathedral Road. The villa is of stone construction and has a slate roof. To the rear of the villa is a large extension, that varies in height from 1 to 3 stories, with undercroft parking below the 3 storey element. The extension fronts onto Sophia Close, has pitched roofs and is finished in buff brick with clay tiles. The building currently comprises vacant B1 office accommodation.
- 2.2 The site is located within the Cathedral Road Conservation Area and forms a Locally Listed Building (both the villa and rear extension are included within this local listing). The site is also located adjacent to Sophia Gardens a registered Historic Park and Garden.
- 2.3 There are a broad mix of uses located within the surrounding area including residential (C3) and hotels (C1), office (B1), and a range of food and drink (A3) uses.
- 2.4 The site is located within a C1 flood zone as defined on WG Development Advice Maps (DAM). TAN 15 (Development and Flood risk) defines C1 areas as being served by significant infrastructure, including flood defences.
- 2.5 Vehicular access into the site directly off Sophia Close into the forecourt/parking area.
- 2.6 The adjacent public house, No's. 30 and 34 Cathedral Road and the buildings on the opposite side of Cathedral Road are all locally listed. No's 7 – 10 Sophia Walk are not locally listed.
- 2.7 A large mature, 'Category B' beech tree is located within the site boundary, within a central location adjacent to the car parking area.
- 2.8 To the southeast of the site is Sophia Close. A 1.8m (approx.) wall runs parallel

to Sophia Close on the boundary of the site along most of the length of the modern extension. A low-level stone wall encloses the site to the side of the original villa. Numerous street trees are present in the pavement along Sophia Close, adjacent to the site. On the opposite site of Sophia Close is a three-storey villa (fronting Cathedral Road) with part four, part three-storey modern rear extension. This large extension is set in from the side elevation of the villa and therefore back from the street.

3. SITE HISTORY

Application Ref: 07/02969/W: External alterations to main entrance – approved

Application Ref: 87/00824/W: Consent to lower existing chimney – approved

Application Ref: 85/836: Proposed extension to No. 32 to provided additional office space - approved

Application Ref: 85/837: Proposed extension to No. 32 to provided additional office space - approved

4. POLICY FRAMEWORK

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

4.2 Technical Advice Notes (TAN's)

- TAN 10: Tree Preservation Orders (1997)
- TAN 12: Design (2016)
- TAN 15: Development and Flood Risk (2004)
- TAN 24: The Historic Environment (2017)

4.3 Cardiff Local Development Plan (2006 - 2026) Policies;

- Policy KP5: Good Quality and Sustainable Design
- Policy KP6: New Infrastructure
- Policy KP7: Planning Obligations
- Policy KP8: Sustainable Transport
- Policy KP14: Health Living
- Policy KP15: Climate Change
- Policy KP17: Built Heritage
- Policy H6: Change of Use or Redevelopment to Residential Use
- Policy EN8: Trees, Woodlands and Hedgerows
- Policy EN9: Conservation of the Historic Environment
- Policy EN10: Water Sensitive Design
- Policy EN13: Air, Noise, Light Pollution and Land Contamination
- Policy EN14: Flood Risk
- Policy T1: Walking and Cycling
- Policy T5: Managing Transport Impacts
- Policy C1: Community Facilities

- Policy C3: Community Safety/Creating Safe Environments
- Policy W2: Provision for Waste Management Facilities in Development

4.4 Relevant Supplementary Planning Guidance:

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

4.5 Cathedral Road Conservation Area Appraisal (2007)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Tree Officer: raises no objection to the application making the following comments;

*The purple beech tree T527 is an important part of the street-scape, both in visual and environmental terms, since its dense and voluminous canopy will intercept a huge amount of rainfall and pollutants, directing a significant volume of water via 'stem-flow', down its trunk and into the soil beneath, to benefit healthy root functioning, and ensuring pollutants are locked up in the tree or soil rather than entering the drainage system or atmosphere. It enjoys the shelter provided by the building to its rear and lime trees onto Sophia Close, along with a planting bed with under-storey shrubs, and this has created an environment akin to the closed canopy woodland beech enjoys. Notwithstanding this, the beech is somewhat obscured in visual terms by the adjoining highway limes, and competition with these limes has resulted in mutual suppression and a beech that is arguably over-dominant for users of the site. The dense, dark canopy (emphasised by the purple leaves) admits little light, except to the leaves themselves. It is clearly a precursor to the existing pattern of development, retained as part of the current development layout, but somewhat out of context with it. It is not unusual for urban beech trees to decline at about 125 years, and whilst this tree shows no significant indications of such, decline can occur quite rapidly, typically following colonisation by the wood decay fungus *Meripilus giganteus*, or following drought events, to which beech is especially sensitive. In the context of climate change, beech is a vulnerable species, particularly as an isolated tree in an urban environment. With this in mind, the safe, useful life of the beech might reasonably be considered limited, more so in light of the fact that it will not respond well to remedial pruning.*

The submitted tree assessment allocates 'B' (moderate quality and value) categorisation to beech T527 and given the considerations above and the 'compression type unions' referred to in the tree survey schedule this is not considered unreasonable. It is to be expected that 'B' category trees are retained as part of development unless there are overriding design

considerations necessitating removal, and the loss is fully offset by new planting.

*A potential arboricultural benefit in removing beech T527 is that the adjoining highway limes will have more air space to grow into. Since the character of the Cathedral Road Conservation Area is defined in part by its lime avenue, works that help to preserve or enhance this character are to be welcomed. However, this potential benefit is dependent on the existing trees being of suitable form, and having access to sufficient root available soil volume and air space in relation to the proposed building line. The smallest lime T1 has been suppressed by the beech and adjoining, larger limes, and as such its crown has developed over the highway in Sophia Close, and is likely to continue to do so, even with the beech gone. Furthermore, the tree pit opening for T1 is very small and based on Street View, surfaced with bark chips that are regularly displaced by footfall, probably resulting in soil compaction. Lime T1 is also a broad-leaved lime (*Tilia platyphyllos*), which makes for a very large, spreading tree that is heavily colonised by aphids, resulting in a potentially significant nuisance through the growing season caused by the vaporisation of honeydew excreted by the aphids. This honeydew creates a sticky veneer on surfaces that becomes slippery when wet, and is colonised by black pigmented moulds that stain street furniture and building facades. In this context, I consider that lime T1 should be considered for removal and replacement with either a strongly upright form of *Tilia platyphyllos* such as 'Delft', 'Princes Street' or 'Streetwise', or even better, an upright form of the small leaved lime such as *Tilia cordata* 'Rancho' or 'Streetwise'. A replacement tree with an upright habit will have a better chance of growing with a balanced crown form than the existing T1, and therefore should make a more significant long-term contribution to the street-scape. *Tilia cordata* is less heavily colonised by aphids so would present a reduced nuisance in terms of honeydew. At the same time it would be important to ensure that the tree pit opening for T1 was increased in size significantly, with any compacted soil de-compacted prior to mulching (bark mulch, tiger mulch or KBI Flexi-pave edged by Excel Edge or similar).*

There is benefit in planting new trees to the Cathedral Road frontage, in that they will be visually prominent in a street known for its trees, but potentially facing the loss of larger trees in the medium term as they decline, but with restricted space available for replacements. Securing a property frontage for trees therefore brings considerable benefits to the Conservation Area, in amenity and environmental terms.

- 5.2 Parks Services: Note that the proposal seeks the removal of a healthy Copper Beech tree that is set within the curtilage of the application site, fronting the street. They note the submitted tree report classifies the tree as a Category 'B' tree but consider that it could be classed as Category 'A' given its potential life expectancy and suggest that it is a matter for the LPA to justify its removal. With regard to replacement provision proposed within the street, Parks have raised concerns, that due to services and other restrictions, it may not be possible to

create a large enough pit for the new Lime tree proposed to be provided. This being so, and as a key element of the acceptability of the proposed scheme, tracking of services in the proposed location for the replacement Lime are needed in advance.

- 5.3 The County Ecologist: advises that he supports the methodology used and conclusions drawn from the bat survey report (Bat Survey report provided by WYG and dated September 2018). He therefore raises no objection to the proposed development subject to conditions controlling precautionary bat mitigation measures, the timeframe of site clearance works and a requirement for updated surveys and clearance works during the nesting bird season.

Additionally, in accordance with Policy EN7 and with our statutory duty under section 6 of the Environment (Wales) Act 2016, a recommendation has also been included detailing opportunities for specific enhancement features for nesting or roosting birds and bats to be incorporated into the new building, specifically;

- 2 x bat boxes for crevice-dwelling bats, and
- 2 x Swift nest boxes, and
- 1 x double House Martin cup, and
- 1 x House Sparrow terrace

- 5.4 The Operational Manager Traffic and Transportation: raises no objection to the application proposal. He acknowledges that the highway access into the site would be from the existing access onto Sophia Close, which whilst acceptable in-principle, would expect to be upgraded. This should be achieved by way of condition. (See Condition 9)

He acknowledges that a total of 16 vehicle parking spaces would be provided on-site and that this is in line with policy requirements. He also notes that two pedestrian access points into the site from Sophia Close will be provided and raise no objection on this basis.

He notes that two cycles stores are proposed which would together accommodate 1 space for each bedroom of the development. He therefore considers the amended cycle parking provision proposed acceptable subject to a condition controlling the layout and spacing of the cycle stands. (See Condition 26)

- 5.5 Housing Development: Advise that, in line with the LDP policy, an affordable housing contribution of 20% of the 17 units (3 units) is sought on this brown-field site. However, given the proposed design/configuration of the scheme, it is not clear how this would work in reality, as the scheme has to be able to be managed practically and easily maintained by the Registered Social Landlord. On that basis, 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. We would seek a financial contribution of **£241,570** (in lieu of 3 units (20%)) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2017).

- 5.6 Neighbourhood Regeneration: Advise that as the proposal is for under 25 dwellings they would not request a financial contribution in lieu of the proposed development.
- 5.7 Pollution Control - Noise and Air: Raise no objection subject to conditions controlling road traffic noise and Plant noise and an advisory regarding site construction noise.
- 5.8 Pollution Control - Air Quality: raise no objection to the application, making the following comments:

The submitted AQA has been undertaken in line with 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 (2019).

I am in agreement with the conclusions made by the report and therefore on the grounds of air quality have no concerns.

- 5.9 Pollution Control: Contaminated Land: Raise no objection subject to conditions in respect of contaminated land measures – unforeseen contamination, Imported Soil, Imported Aggregates and Site Won Materials, with further contamination and unstable land advice.
- 5.10 Waste Management: Raise no objection to the proposal based on the refuse storage area shown on the site plan. Full comments have been sent back to the applicant for their information.
- 5.11 Drainage: The Operational Manager Drainage raises no objection to the application subject to a condition controlling surface water drainage.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 NRW raise no objection to the application, offering the following comments.

Flood Risk Management

The application site lies within Zone C1, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within 1% (1 in 100 year) and the 0.1% (1 in 1000 year) annual probability flood outlines. Our records also show that this site has previously flooded from the River Taff during the December 1960 and December 1979 flood events.

The planning application proposes residential units (highly vulnerable development). Section 6 of TAN15 requires your Authority to determine whether the development at this location is justified. We refer you to TAN15 for these considerations. As part of this justification, the applicant

should undertake and submit a flood consequence assessment (FCA) prior to determination of the application that meets the criteria set out in TAN15.

We have reviewed the Flood Consequences Assessment (FCA) produced by WSP, reference 7004-9383-FCA-R1, dated September 2018, submitted in support of this application and our advice is as follows:

The FCA (section 1.1) states that the site is set at approximately 8.0mAOD. The ground floor living accommodation is proposed to be set at 8.6mAOD (Section 5 of FCA) and the plant room at 8mAOD (as per the Proposed Site Plan A/P/P/01). Based on a predicted flood depth of 7.95mAOD in the 1% plus 25% allowance for climate change flood event, the living accommodation and plant room are predicted to be flood free in that event, which is in line with the requirements of A1.14 of TAN15.

No finished floor/ground levels have been shown for the other external areas including the car parking. However, section 4.1 of the FCA states that the finished floor level in the entranceways is anticipated to be 5 cm above the predicted 1% plus climate change flood level. As the current ground level is stated as approximately 8mAOD we have assumed that the car parking and other external areas will not be below that level. However, if this is not the case we would ask to be re-consulted.

Based on the 1 in 1000 year defended flood level of 8.25m AOD, the residential accommodation is predicted to be flood free in that event. A maximum flood depth of 250mm is predicted for the entrance ways and plant room, which is within the tolerable conditions set out within table A1.15 of TAN15. We have assumed this also be the case for the other external areas as per the above paragraph.

Bats

[NRW] note that the bat report submitted in support of the above application (Bat Survey, by WYG dated September 2018, reference A108000) has identified that bats were not using the application site. We therefore have no comments to make regarding bats.

- 6.2 Welsh Water: raise no objection to the proposal subject to a drainage condition and an advisory note.
- 6.3 GGAT: raise no archaeological objection to the application making the following comments;

'Given the nature of the proposed development, where the new extension will be primarily on the site of the existing modern extension, and the internal aspects of the building have changed since construction, it is our opinion that the proposals are not likely to encounter any archaeological deposits. Given our understanding of the current information, it is our opinion that there will not be a requirement for archaeological or historic environment mitigation works.'

South Wales Police: Raise no objection to the proposed scheme but make a number of recommendations to ensure that community safety issues have been considered/addressed. These recommendations have been passed onto the agent.

7. REPRESENTATIONS

7.1 The application proposal was advertised in accordance with the statutory requirements being advertised by way of press notice, site notice (x2) and neighbour notification. The local members within ward were also consulted.

7.2 The ward members for the Riverside ward have been consulted with the following comment being received:

7.3 Councillor Gordon objects to the application on the following basis;

I have read the Arboricultural report 21/9/18 and have concerns about the copper beech - tree ID#527 being removed. I understand that the reason is to enable the construction of the proposed development design, and that the development could not go ahead if the tree was to remain. The tree in my opinion is magnificent and even though it is inside an avenue of Lime trees it still has a marked effect on the street scene of Sophia Close. It is only being recommended for removal because it is in the way of the development - there are no safety issues and the mature tree is healthy. Replacement with two Gingko trees will no way make up for the way the canopy of the beech tree, when the leaves are on it, absorbs harmful chemicals. Improving air quality is high on our Council agenda. Please can you consider asking the developer to adjust the plans so that the copper beech tree is retained?

7.4 Councillor Derbyshire (not a local ward member for Riverside) has raised concerns over the proposed loss of the tree; indicating that he would not like to see a good specimen chopped down.

7.5 3 letters have been received in opposition to the application proposal on the following basis.

- The Copper Beech tree makes a positive contribution to the local environment and its removal should be resisted
- The Copper Beech Tree proposed for removal is a healthy, mature tree with a life expectancy of over 40 years. It.
- Every single urban tree has a huge role to play in:
 - Combatting climate change
 - Contributing to health and well-being
 - Increasing landscape resilience to pests and disease
 - Increasing biodiversity
 - Mitigating air pollution
- It will take 20 to 30 years for a tree that is planted in 2018 to fulfil the ecological function of the Copper Beech that is currently there.

- The Copper Beech Tree should be preserved and an alternative arrangement found for car parking.
- Cardiff has lost 35 hectares of trees over the past five years and cannot afford to lose another single tree, particularly one that is in such good health.
- Cardiff Council does not seem to value the tree canopy which is vital for the well-being of this City and that it allows felling of trees when residents become aware that trees are shedding leaves/ pine needles on their cars or are a nuisance as the space they occupy could give way to parking spaces or better building design. They sight past examples where trees have been lost.
- The chronology and complication of the technicalities of the situation reference a TPO etc...as expressed in your letter to Hilary Brookes 14 December is illogical and Kafkaesque.
- The removal of trees to create parking spaces is inconsistent with Cardiff Council's objectives of reducing car traffic as well as being detrimental to the wellbeing of residents.
- Cathedral road is a beautiful tree lined avenue and already has had to suffer some felling. Please do not add further
- The universal fight against climate change means that we should be preserving trees and the Cardiff Canopy and not destroying mature trees to encourage more cars/exhaust fumes. Please do not destroy this tree which is helping us breathe.

7.6 Three objections have be received from Cardiff Civic Society to the proposed development, for the following reasons.

- I wish to object to the applicant's proposal to cut down a beautiful mature copper beech tree in order to create more parking spaces.
- There can be no justification for felling this tree, as there is plenty of space at the premises to work around it. Other developments in similar situations on Cathedral Road have incorporated such a tree into the scheme as an asset and an amenity for the public.
- As congestion in Cardiff is a serious issue, and air quality is poor, people should not be encouraged to drive into the city. We need mature trees now more than ever.
- Air quality in Cardiff is a serious issue. Trees absorb carbon dioxide through their leaves, breaking it down, and releasing oxygen – providing two key functions for improved air quality. A tree of this size provides enough oxygen for 18 people.
- Furthermore, The Environment (Wales) Act 2016 cites, among other things, that a reduction in greenhouse gases is crucial. Mature trees such as this one provide a huge amount of clean air, which is important for all citizens, but especially for those suffering from respiratory ailments.
- Trees absorb carbon dioxide through their leaves, breaking it down, and releasing oxygen – providing two key functions for improved air quality.
- Poor air quality is a major cause of death; therefore we should be prioritising the maintenance of mature trees such as the copper beech in question.

- Any suggestion that a replacement tree could be planted is spurious, as it takes 60 semi mature trees to replace the canopy and oxygen provided by a large, mature tree of this kind.
- According to The Environment (Wales) Act 2016, local authorities also have a duty to take steps to maintain and enhance biodiversity – the importance of a large tree for urban wildlife and pollinators is immense.
- In the last five years, Cardiff has lost 34 hectares of trees, which is a disgraceful state of affairs for a supposedly modern, 21st century capital city.
- The Well-Being of Future Generations Act stresses that we must all act in a sustainable way for the benefit of people living in Wales.
- Allowing developers to needlessly fell mature trees to provide car parking hardly fits in with either piece of legislation cited above. The developer's suggestion that the tree can be replaced is spurious – it will take at least 50 years for a tree to even approach the size of the current one.
- The provision of 17 dwellings on a site of this size is far too many and represents an over development.
- Cathedral Road is already congested and polluted, as pointed out below. Shoehorning so many dwellings onto the site will add to these problems immeasurably.

8. **ANALYSIS**

8.1 The key issues for consideration are:

- i. Whether the principle of the change of use of the site from office to residential is acceptable;
 - ii. The impact of the proposal on the character and appearance of the conservation area;
 - iii. Placemaking and Public Realm Considerations;
 - iv. Removal of the Copper Beech and Cherry Trees and replacement landscape provision;
 - v. Impact upon neighbouring properties
 - vi. Impact on air quality, noise light pollution and contaminated land
 - vii. Whether the proposal would make satisfactory provision for access parking and circulation;
 - viii. Water Resources, Drainage and Flood Risk;
 - ix. Ecology Considerations
 - x. Response to third party objections not addressed above.
- i. Whether the principle of the change of use of the site from office to residential is acceptable;

8.2 The application site falls within the settlement boundary as defined by the Adopted Local Development Plan but has no specific land use allocation and is not identified in Policy EC1 as existing employment land to be protected for offices. The existing offices are therefore afforded no land use policy protection.

The application premises is located on Cathedral Road and the surrounding area is a mix of residential and commercial (A2, B1, C1, C3 and A3) uses.

In terms of the redevelopment of the site, Policy H6: Change of Use or Redevelopment to Residential Use provides the appropriate policy framework against which the proposal should be assessed in land use policy terms.

Policy H6 permits the change of use of redundant premises where:

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

Assessed against the criteria above the following consideration:

- i. The offices are currently vacant and no evidence has been presented which demonstrates their ongoing need. Notwithstanding this, the offices are not protected by LDP Policy EC1 and, as a result, are not considered to meet an important employment need;
- ii. See para 8.8 of the report
- iii. See para 8.12 of the report;
- iv. See paragraph 8.14;
- v. See paragraph 8.13-8.19

The application site is in a highly sustainable location, well served by public transport; in close proximity to the city centre and within walking distance to local services and facilities in Pontcanna and the Cowbridge Road East District Centre. Given the mixed use character of the area the proposal is considered compatible with surrounding land uses. The application subsequently raises no land use policy concerns.

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

Existing site

- 8.3 Number 32 is locally listed and makes a positive contribution to the character and appearance of the Cathedral Road Conservation Area.

The extensions to No. 32, fronting Sophia Close, were permitted approximately 35 years ago are not considered to make a positive contribution to the character or appearance of the area. As such, their redevelopment is not opposed in principle.

The existing rear extension was approved in 1985 and, with the original locally listed villa, provides office accommodation via a three storey building of at the

each end of the plot, connected at ground floor by ancillary accommodation and a corridor. The villa has a non-original hipped two storey annexe set well back from the highway. Much of the rear and side areas of the site are given to surface parking (which is partially undercroft), however a deep landscaped forecourt, mature purple beech tree within the parking area and original stone boundary walls all contribute positively to the character of the conservation area.

New extensions

The proposed redeveloped extension would essentially change the form of the existing three storey element to one of a four storey structure of a contemporary nature, with a flat roof screened by a low parapet. The elevation is essentially flat, but with visual interest created by inset balconies, use of pennant stone slips, recon stone copings and edgings, deep reveals and appropriately vertically emphasised fenestration and bronze coloured metal insulated panels. The absolute height of this element would increase slightly compared to the existing, however the additional storey is largely accommodated within the three existing floors, due to lower residential floor heights and the use of a flat roof as opposed to pitched. The four storey element would be set back to the side building line of the villa, whereas the existing has deep eaves which bring it closer to the boundary wall at first floor roof level. The proposed will be more prominent from the street, as it will not taper away at upper levels. However, given the side street location and considering the scale and form of the existing building and those opposite, this part of the conservation area is not considered to be the most sensitive to the increased eaves height that is being proposed.

A more significant change is evident in the linking block, where the single storey element is brought forward to the line of the side elevation of the villa and increases in height from one (pitched) to three (flat) stories. This is considered to be acceptable in this instance, because the extension would remain subservient to the main villa and would be broadly comparable to the extension approved opposite at the rear of 30 Cathedral Road. This subservience is further reinforced by an appropriately sized recess behind the villa, which will also maintain views from Sophia Close towards the decorative hipped bay to the rear of the original house. The provision of a larger area of undercroft car parking has the potential to harm the character of the area; however the visual impact is reduced by the relatively high boundary wall. Documents indicate that it will also be clad to improve the appearance of the soffit and this would be further detailed through recommended condition 24.

The rear elements fronting Sophia Walk are less prominent within the conservation area, however the materials proposed are high quality. The overall impact is considered to preserve the character of the conservation area when viewed from these rear areas.

Architectural detailing and materials samples conditions are recommended. (See conditions 7 & 8)

Landscaping

A key issue for consideration is the loss of the mature purple beech within the site, which will have a harmful impact on the character of the area in the short to

medium term, despite the apparent competition for light between this tree and the nearby young replacement street tree which has failed to establish. Mitigations are proposed to plant suitable trees to reinstate/reinforce the avenues of mature trees within the Cathedral Road forecourt frontage and to improve growing conditions for a replacement street tree within the avenue on Sophia Close. Evidence shows that two large street trees have been lost from the corner of Cathedral Road/Sophia Close within the last thirty years or so (and another which has been replaced in the last ten years but failed to establish). This location is therefore under-planted relative to the rest of the street, so securing the planting of suitable trees within the front garden is a key benefit that can be secured through this scheme. Given that the Tree Officer is content that the measures are sufficient to ensure that suitable trees will reach maturity in these key locations, it is considered that the Conservation Area will be preserved in the long term.

With the exception of insertion of a new pedestrian access gateway, the boundary walls will be maintained, which largely screen the undercroft parking from view. However, as part of the overall balance and to mitigate any harm caused by the loss of the tree and the new gateway entrance, it is considered reasonable and necessary to require the reinstatement of appropriately designed railings where they have been lost (above the dwarf walls at the front and side). Gates should also be reinstated to the front. It is recommended that these measures be secured by way of condition (See condition 25)

Conclusion

Subject to conditions and satisfaction of the tree officer regarding mitigation planting, it is considered that the overall character of the conservation area would be preserved.

- 8.4 A separate application (ref: 18/02602/MJR) has been made to the Local Planning Authority (LPA) for Conservation Area Consent for the demolition of the rear extension to No. 32. Conservation Area Consent is required due to the extent of demolition works proposed.

iii. Placemaking and Public Realm Considerations:

Scale and Massing

- 8.5 The scale and massing of the proposed extension is considered appropriate for this prominent corner site and when considered against that of the building on the opposite side of Sophia Close. It is considered that the scale, massing and finish of the proposed extension would create an improved streetscene along Sophia Close, on a principal route into Sophia Gardens than that existing. Whilst it is acknowledged that the proposed extension would be taller, wider and longer than the existing extension, an appropriately sized recess area is proposed immediately to the rear of the villa which would ensure the extension would remain subservient to the villa.

The design of the proposed extension, through the flat roofed taller elements of the extension being set towards Sophia Close and the pitched roof tapering away from these taller sections towards the boundary with No. 34 Cathedral Road,

would ensure that the scale and massing would have no undue effect on neighbouring properties in terms of being overbearing or overshadowing.

Layout

- 8.6 The linking section of the proposed extension, connecting it with the original villa, would be recessed and would not therefore form a prominent addition. The setting back of this section represents a welcomed approach, as it would ensure that the main element of the proposed extension would appear as a largely independent and subservient building from the original villa, whilst being of a respectful scale and form to it. The main element of the extension would have a strong relationship with Sophia Close whilst being set back sufficiently from it. The layout of the proposed extension is considered to make a positive contribution to the streetscene.

Density

- 8.7 The density of the proposed development would be equivalent to 137 dwellings per hectare (dph). Whilst it is acknowledged that this represents a high density, the application site is located in a highly sustainable location close to the city centre and on a corner plot where a rear extension would have a direct street frontage. Taking this into consideration together with the acceptability of the layout, design, internal and external spaces provision of the proposed scheme and noting the density of the scheme on the opposite side of Sophia Close, it is considered that the proposed density is acceptable.

Internal Spaces Standards and Amenity Space Provision

- 8.8 Each of the proposed apartments would have an internal area of 46m² or more and is therefore policy compliant in this regard. The apartments proposed within the extension would each benefit from one or more external terrace area; located on the north and/or south elevations. Obscurely glazed screens are proposed within a number these terraces, particularly those on the northern elevation, in order to restrict any potential overlooking opportunities upon neighbouring properties. These would be secured by way of condition. (Condition 23)

Whilst the apartments proposed in the original villa, along with the one in the link section between the villa and the main bulk of the rear extension, would have no external amenity space provision, given the location of the site in such close proximity to a Sophia Gardens and that 4 of these 7 apartments are 1 bed, it would be difficult to sustain an objection to the application on this basis. Furthermore, a financial contribution is sought towards Public Open Space in the locality.

Architectural Approach and Finishing Materials

- 8.9 The proposed extension would be finished in pennant stone slips with reconstituted sandstone detailing, bronze coloured metal roofing insulated metal panels, aluminium windows and timber cladding.

In order to ensure that the finishing materials and architectural detailing proposed would be of an appropriate standard and that sufficient richness and detailing in the building is realised, which would be of particular importance on this prominent site within the Conservation Area, it is considered necessary to

impose conditions on materials and architectural detailing. See conditions 7 & 8.

The pitched roof element of the extension would be finished in a bronze metal cladding. This would not be highly prominent from public areas though would be visible to the residents of 7-10 Sophia Walk. The roof would be broken up through the introduction of balcony screens, timber cladding and rooflights.

The size of the window openings and the terraced areas proposed on the Sophia Close elevation of the building are welcomed as they improve the evident solid to void ratio of the elevation and add visual interest.

The proposed extension, through the inclusion of the recessed link section, would appear largely as an independent building to No. 32. This represents a welcome approach through affording the locally listed frontage villa a more sensitive setting. Furthermore, the proposed height of the extension, at approximately eaves level to the frontage building, along with the high quality finish proposed would both aid in ensuring that the extension would sit appropriately and comfortably adjacent to the villa and within the street scene.

Undercroft Parking

- 8.10 Whilst the proposed extension includes undercroft car parking at ground floor level, given the height of the existing stone wall along the Sophia Close boundary of the site, which would be retained as part of the proposed scheme, any potential adverse impact of the undercroft would be reduced. In order to further reduce any potential harmful impact and in order to ensure that the undercroft is well lit and therefore safe, a condition is proposed requiring details of the cladding and lighting in this area to be submitted to the LPA for approval.

iv. Removal of the Copper Beech and Cherry Trees & Replacement Landscaping Provision

- 8.11 Street trees form an important part of the overall character of the Cathedral Road Conservation Area by, in this context, creating a boulevard effect along Cathedral Road and Sophia Close. It is acknowledged that curtilage trees also form an element of and contribute to the Conservation Area and therefore the concerns of residents and the Council's Parks Section are noted. However, as is recognised by Parks and the Council's Tree and Conservation Officers, the lime tree within the pavement adjacent to the site, which is proposed for replacement as part of the application scheme, has not developed in line with the other street trees, due, in part, to suppression from the Copper Beech. As such, whilst the removal of the 'Category B' Copper Beech tree is proposed, given the prominent location of the adjacent lime tree and its relationship with the other street trees along Sophia Close, it is considered that the provision of a replacement lime tree, with improved growth potential through being added to an upgraded tree pit opening and through not competing with the Copper Beech, would create a more visually coherent green frontage along Sophia Close. Accordingly, the provision of this street tree, along with the landscaping provision proposed to the front garden of No. 32 is considered to mitigate the loss of the Copper Beech tree in Placemaking terms.

The replacement planting provision proposed is critical to mitigate against the proposed loss of the Copper Beech tree and accordingly, the concerns of the Council's Parks section over potential conflict between services and the tree pit for the replacement street tree are noted. In the context of the site and given its prominent location within the Conservation Area, the success or otherwise of the tree would go to the heart of the permission. As such, a condition has been recommended to ensure that suitable planting details are submitted to the LPA prior to the commencement of development to ensure the replacement street trees provision is achieved acceptably. This is supported by the Council's Conservation and Tree Officer (See Condition 10).

Concern over the loss of the tree and the impact on future generations, in relation to air quality are noted, but it is considered that a younger tree within the street will have a longer lifespan, create a betterment in terms of its visual relationship and would it itself have an overall air quality benefit.

A 'Category C' Tibetan Cherry and group of wild cherry trees (also 'Category C') located within the front garden of No.32, would be removed as part of the proposed scheme with mitigation provided by way of the provision of 2 Ginkgo biloba Magyar (Maidenhair) trees. Given the low quality categorisation of the existing trees to the front of No. 32, the replacement provision proposed here is considered to represent an enhancement through being visually prominent in a street known for its trees. Securing a property frontage for trees therefore brings considerable benefits to the Conservation Area, in amenity and environmental terms.

v. Impact upon neighbouring properties

8.12 The 4-storey element of the proposed extension would be 0.7m taller than the ridge height of the existing 4-storey element of the existing extension. Whilst this part of the extension would also be wider than that existing, it is not considered that the additional bulk and massing of the proposed 4-storey element would not be excessive beyond that existing, or excessive for the site and its wider context. The 3-storey element of the extension would be approximately 0.5m higher than the ridge height of the 2-storey element of the existing extension, and whilst it would be approximately 4.7m higher than the ridge height of the single storey element of the existing extension, this additional scale is considered to represent an enhancement within the streetscene.

The highest point of the proposed extension would not exceed the height of the existing villa, whilst the linking section proposed creates a subordinate relationship between the villa and proposed extension. The main elevation of the extension onto Sophia Close would sit on the building line set out by the existing villa.

With regard to the potential impact the proposed extension would have on the availability of light within the neighbouring properties, 7–10 Sophia Walk, this is considered acceptable given the inclusion of the pitched roofs along the northern elevation of the proposed extension. Neither the 3 or 4 storey elements would

break the 25 or 45 degree rules set out in the Councils design SPG's regarding light provision.

Whilst the height and massing of the proposed extension would be greater than that existing, particularly the former single storey pitched roof element, it is not considered that the extension would have an unacceptable overbearing or unneighbourly impact upon No. 7-10 Sophia Walk due to the separation distances involved and the bulkier parts of the extension being located in those locations where it would have least impact upon these neighbouring properties.

It is not considered that the proposed extension would have an unacceptable impact upon the windows in the rear of No. 34 Cathedral Road, beyond that of the existing extension of the application building, given the relative heights and separation distances involved.

Whilst the 4-storey element of the extension would be located close to the eastern boundary of the site, beyond which is an external seating area associated with the adjacent public house, it is not considered that the proposed development would result in the creation of a harmful impact upon this external area, or the public house itself, beyond that of the existing situation.

Due to the orientation of the windows and the proposed introduction of obscurely glazed balcony screens, subject of condition 23, it is not considered that the proposed development would allow the neighbouring properties to the north, 34 Cathedral Road and 7-10 Sophia Walk to be unacceptably overlooked. Given the separation distance which would be retained between the southern elevation of the proposed extension and the residential properties on the opposite side of Sophia Walk, there would be no overlooking concerns in this direction.

vi. Impact on air quality, noise light pollution and contaminated land

8.13 No objection has been raised by the Councils Air Quality Officer with regard to the removal of the Purple Beech tree or the traffic that would be generated by the development on air quality grounds.

The development is not considered to cause or result in unacceptable harm as a result of air quality, noise or contaminated land, taking into consideration the recommended conditions. Conditions are recommended to control contaminated land measures – unforeseen contamination, imported soils, imported aggregates, use of site won materials, road traffic noise and plant noise.

vii. Whether the proposal would make satisfactory provision for access parking and circulation;

8.14 The site is considered to be in a highly sustainable location being located adjacent to a bus route, cycle infrastructure and close to the city centre. The Operational Manager Transportation has confirmed that the proposal is policy compliant with regard to car and cycle parking provision, subject to conditions, and raises no objection to the proposed scheme on highway safety grounds or on the local highway capacity.

Conditions are recommended covering cycle parking (Condition 19) along with a Construction Environmental Management Plan (CEMP) condition. (Condition 17)

viii. Water Resources, Drainage and Flood Risk

8.15 TAN: 15 and its Development Advice Map zones are used to control and manage development. The application site is located in a C1 Zone (areas of floodplain served by significant infrastructure, including flood defences). TAN 15 states that housing should only be permitted within Zone C1 if determined by the planning authority to be justified in that location; based upon the TAN 15 criteria.

8.16 The Welsh Government 'Summary of what TAN 15 requires for highly vulnerable development (houses) to be considered acceptable' sets out the following justification criteria:

- 1) Should be located only in an area of flood risk which is developed and served by significant infrastructure, including flood defences (Zone C1 of the DAM) **AND**
- 2) Its location is necessary to assist a Local Authority regeneration initiative or strategy, or contribute to key employment objectives, necessary to sustain an existing settlement or region **AND**
- 3) The site meets the definition of previously developed land (i.e. is not a Greenfield site) and concurs with the aims of Planning Policy Wales (i.e. the presumption in favour of sustainable development) **AND**
- 4) A Flood Consequences Assessment (FCA) has been produced to demonstrate that the potential consequences of a flood event up to extreme flood event (1 in 1000 chance of occurring in any year) have been considered and meet the criteria below in order to be considered acceptable.

8.17 Assessed against these criteria:

- 1) The area is developed and served by significant infrastructure.
- 2) The site represents a windfall site within the LDP settlement Boundary, as identified in Policy KP1 of the LDP. The LDP representing the LPA's policy/strategy document for the cities growth. The Local Authority may justify this development as being "necessary to sustain an existing settlement": the refusal on flood risk grounds of all applications for the redevelopment of existing properties within existing, sustainably located residential areas such as this, in cases where it can be demonstrated that the consequences of flooding can be managed acceptably, would, over time, lead to the decline of all the areas of the city that are within flood risk zones and create pressure to develop areas that are not so sustainably located.
- 3) The site is a brownfield site / previously developed land.
- 4) A Flood Consequences Assessment (FCA) supports the application, which has been subject to consultation, including with Drainage Services and NRW who raise no objection from a flood risk perspective

8.18 The FCA confirms that the Finished Floor Level of the site is 8.0m AOD, with the ground floor living accommodation at 8.6mAOD. Based on this the predicted flood depth of 7.95mAOD in the 1% plus 25% allowance for climate change flood event, the living accommodation and plant room are predicted to be flood free in that event, and therefore in line with the requirements of TAN 15.n Based on the 1 in 1000 year defended flood level of 8.25mAOD, the residential accommodation is predicted to be flood free in that event. A maximum flood depth of 250mm is predicted for the entrance ways and plat room, which is within the tolerable conditions set out in table A1 of TAN 15.

8.19 With regard to the requirements of policy EN14 of the Local Plan; this states

Development will not be permitted:

- i. Within tidal or fluvial flood plains unless it can be demonstrated that the site is justified in line with national guidance and an appropriate detailed technical assessment has been undertaken to ensure that the development is designed to alleviate the threat and consequences of flooding over its lifetime;*
- ii. Where it would increase the risk of flooding from fluvial and/or tidal flooding or from additional run-off from the development in any location;*
- iii. Where it would hinder future maintenance or improvement schemes of flood defences and watercourses;*
- iv. Where it would cause adverse effects on the integrity of tidal or fluvial defences;*
- v. Where ground floor bedrooms are proposed in areas at high risk of flooding.*

Where appropriate the developer should demonstrate that they have considered the need to incorporate environmentally sympathetic flood risk mitigation measures such as Sustainable Urban Drainage Systems (SUDS)

- i. As detailed above, an FCA has been submitted which demonstrates that the application site meets the requirements of TAN 15. This has been considered by NRW who raise no objection to the application proposal.*
- ii. The proposed development would not result in an increased risk of flooding.*
- iii. The proposed development would not hinder the future maintenance or improvement schemes of flood defences and watercourses*
- iv. The proposed development would not create an adverse effect on the integrity of tidal or fluvial defences;*
- v. Whilst two of the proposed flats are located on the ground floor of the building, and therefore have ground floor bedrooms, the supporting text to Policy EN14 states that;*

In general, development will be resisted in identified flood plains or areas at unacceptable risk from flooding or where third parties may be adversely affected by an increased flood risk. Proposals

involving bedrooms on ground or lower floors in areas liable to flood will not be acceptable. Development will only be permitted if the risks and consequences can be demonstrated to be managed to an acceptable level in line with national planning policy, in particular the tests set out in TAN 15.(Para 5.206)

As detailed above, the submitted FCA confirms that the residential accommodation would be flood free during the 1% plus climate change (1 in 100 year with climate change) and 0.1% (1 in 1000 year) events. The submitted FCA has been assessed by NRW who raise no objection to the application on the basis of flood risk. Whilst it is recognised that the application site may be liable to flooding in extreme events, the residential accommodation proposed throughout the site would sit above the levels predicted in such an event. Taking the above into consideration, it is considered that the development meets the justification tests set out in TAN 15 and requirements of Policy EN14 of the adopted LDP.

ix. Ecology Considerations

8.20 The County Ecologist supports the methodology used and conclusions drawn from the bat survey report (Bat Survey report provided by WYG and dated September 2018) in that the buildings concerned have a low likelihood of supporting roosting bats, and that no bats or signs of bats were found in those buildings or trees during the surveys.

8.21 Given that bats have been observed in the vicinity and emerging from an adjacent property, there remains a possibility that bats may begin using the site as a roost at any time. A condition controlling the precautionary bat mitigation measures detailed in the bat report, the timeframe of site clearance works and a requirement for updated surveys to be provided have subsequently been included.

8.22 As nesting birds may to be affected by the removal of the tree, as well as the demolition of the existing extension, a condition has been imposed to ensure that any site clearance and demolition works are undertaken outside of the nesting bird season.

8.23 Given the above it is considered that the proposal accords with Policy EN6 and EN7 of the adopted Local Development Plan.

x. Response to third party objections not addressed above

8.24 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.

8.25 Where a tree has a limited life expectancy remaining, as is the case of the Copper Beach proposed for removal as part of this application, the provision of

three replacement trees in compensation for its loss would, over the long term, have a beneficial impact in air quality terms. Furthermore, the Council's Air Quality Officer has raised no objection to the application proposal.

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. The following financial contribution are required:

- Affordable Housing £241,570
- POS £31,541

- **Total** **£273,111**

9.2 Having regard to policy and legal requirements outlined above, it is considered that the requests meet the necessary tests and policy requirements.

9.3 The Agent has confirmed that the above mentioned Section 106 contributions are acceptable to the applicant.

10. CONSLUSION

10.1 The proposal is a brownfield site and is located within close proximity to local amenities. Having regard to the objections raised, and assessed against the adopted plan and other material considerations, planning permission is recommended for approval subject to conditions and a Section 106 agreement.

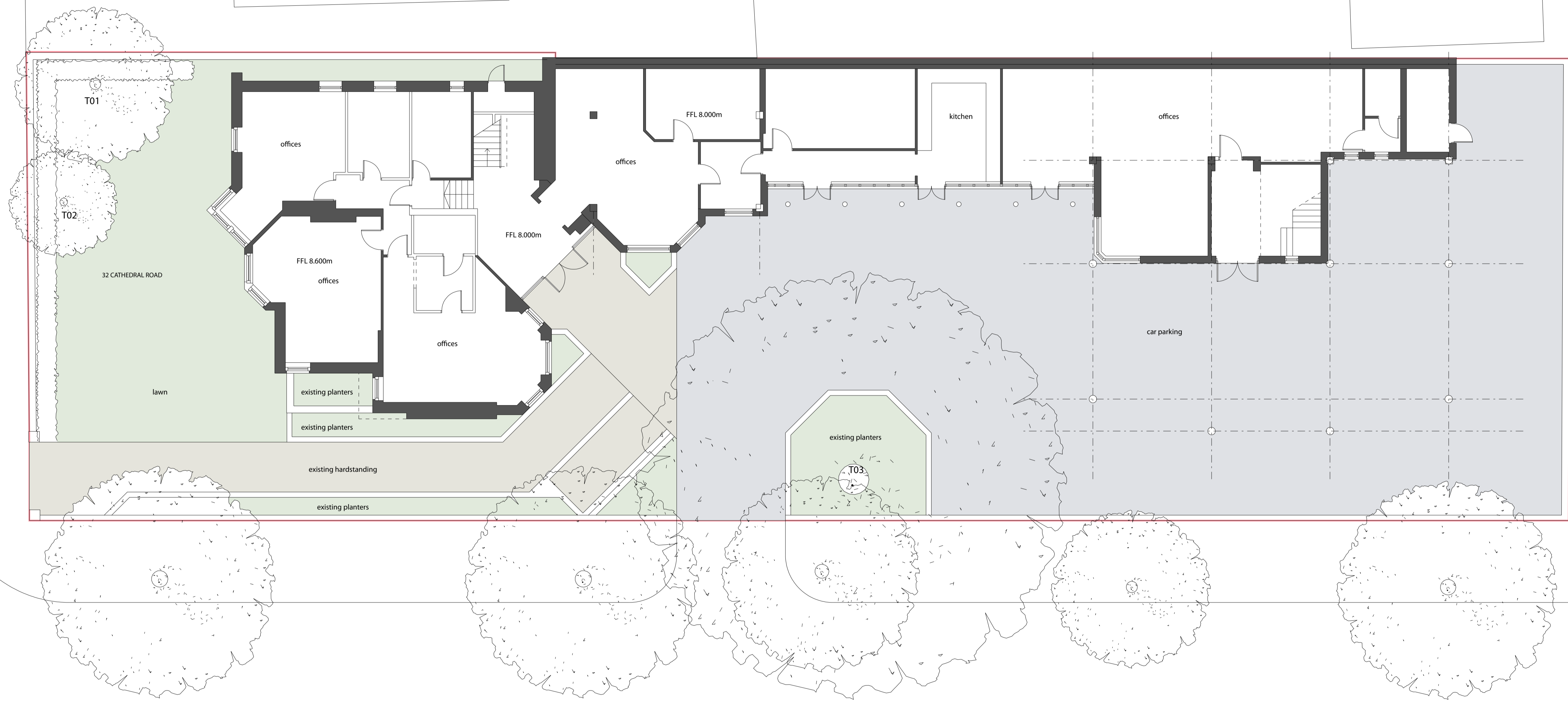
11. OTHER CONSIDERATIONS

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.

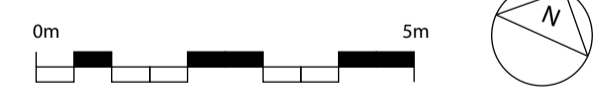
11.2 Equality Act 2010 - The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given 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 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.



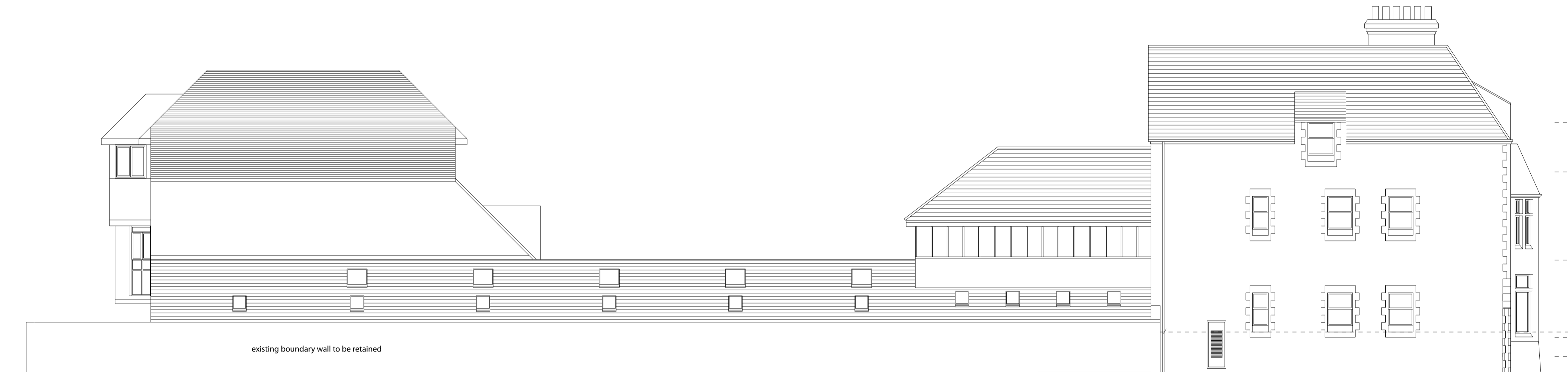
SOPHIA CLOSE



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Client				
FLETCHER MORGAN				
Project				
32 CATHEDRAL ROAD RESIDENTIAL DEVELOPMENT				
Title				
EXISTING SITE PLAN				
 Studio MMA 8 Dyfrig St Cardiff CF11 1EB Phone: 07799 862959 Email: hello@mattjonesarchitects.com				
date	drawn	checked	approved	
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EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



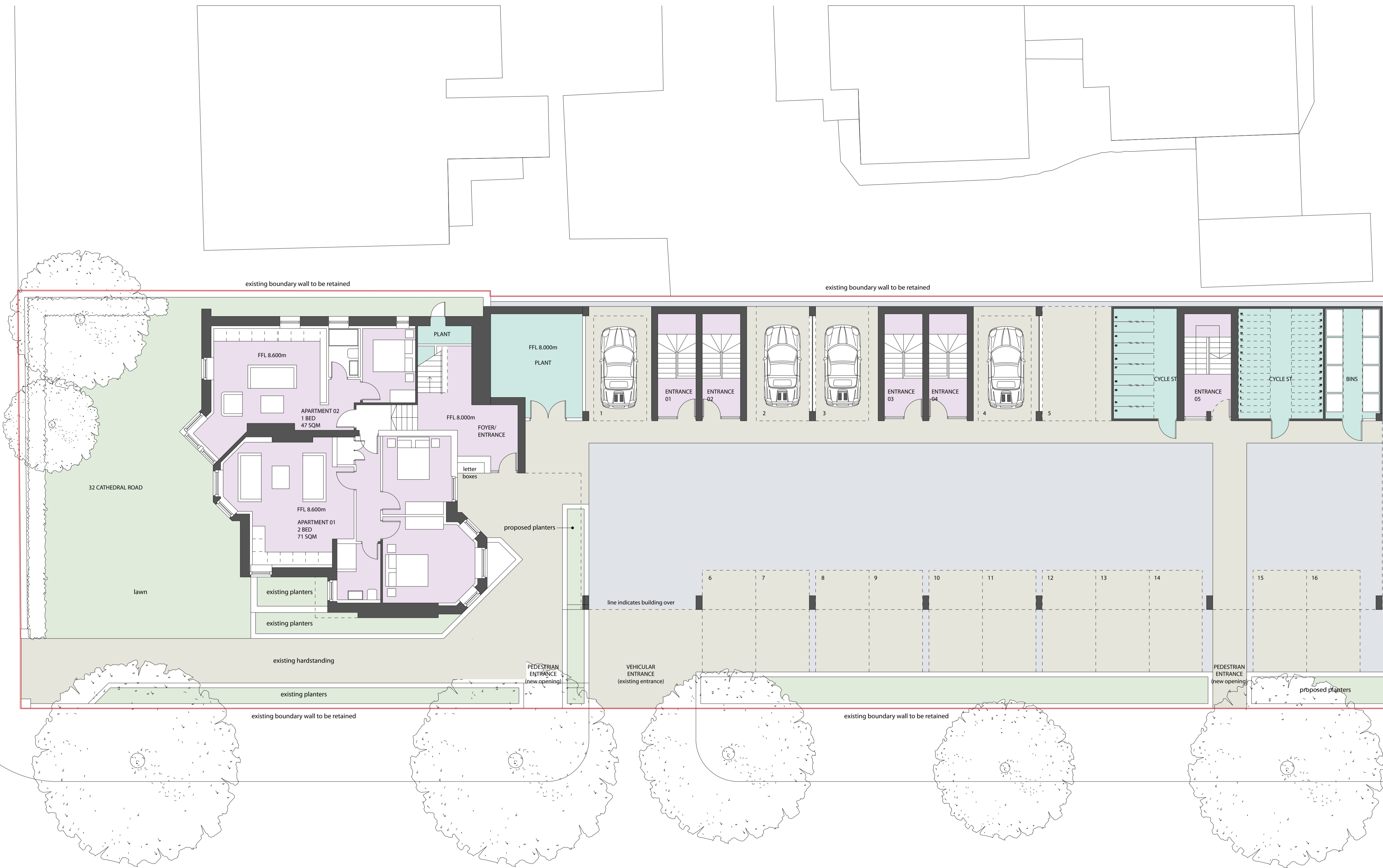
EXISTING WEST ELEVATION
NB - no change to existing elevation - window details to be conditioned



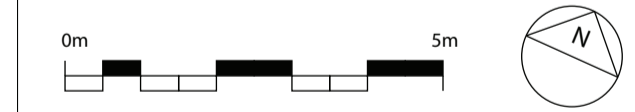
EXISTING EAST ELEVATION

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SOPHIA CLOSE



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Existing House

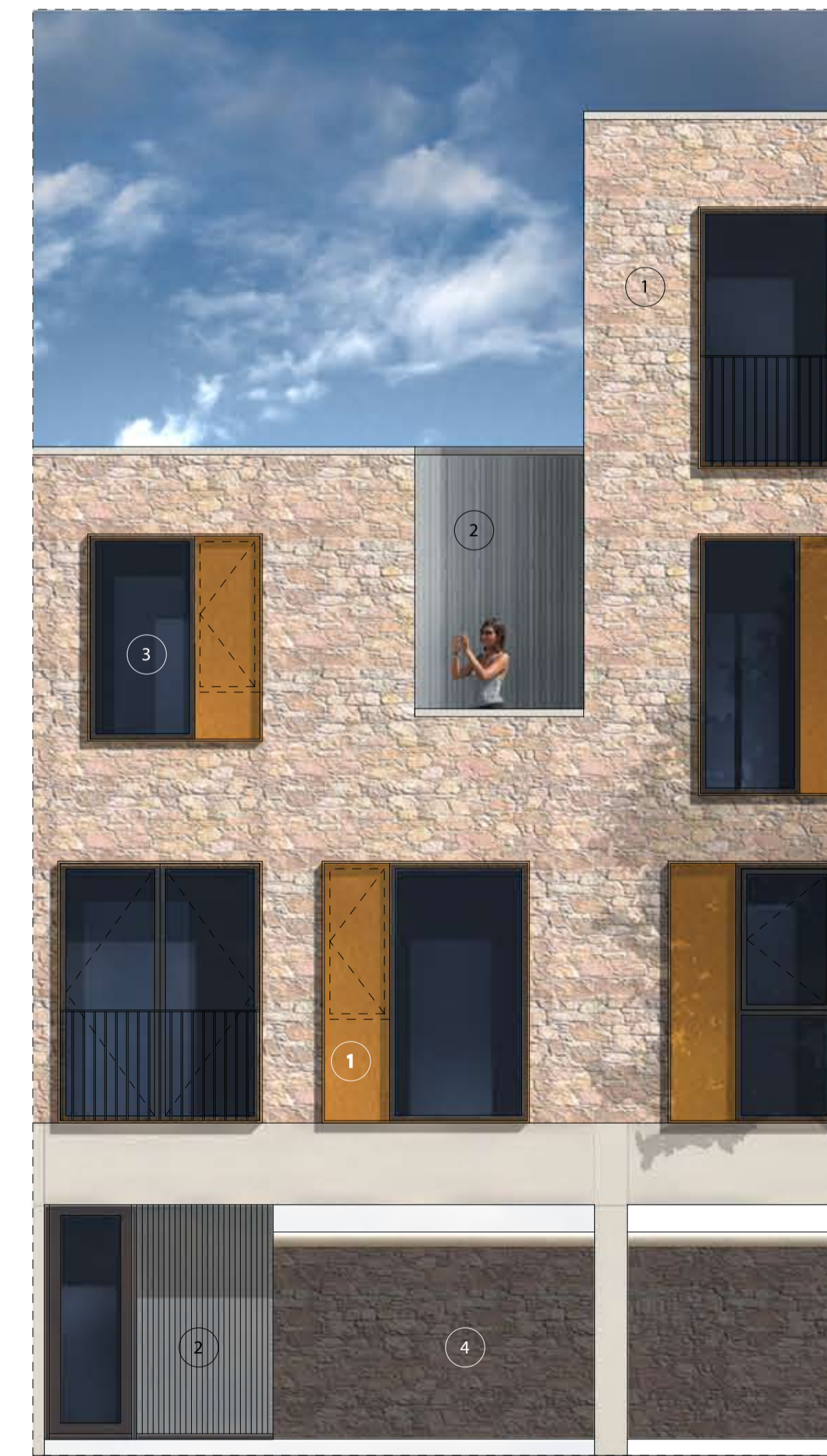
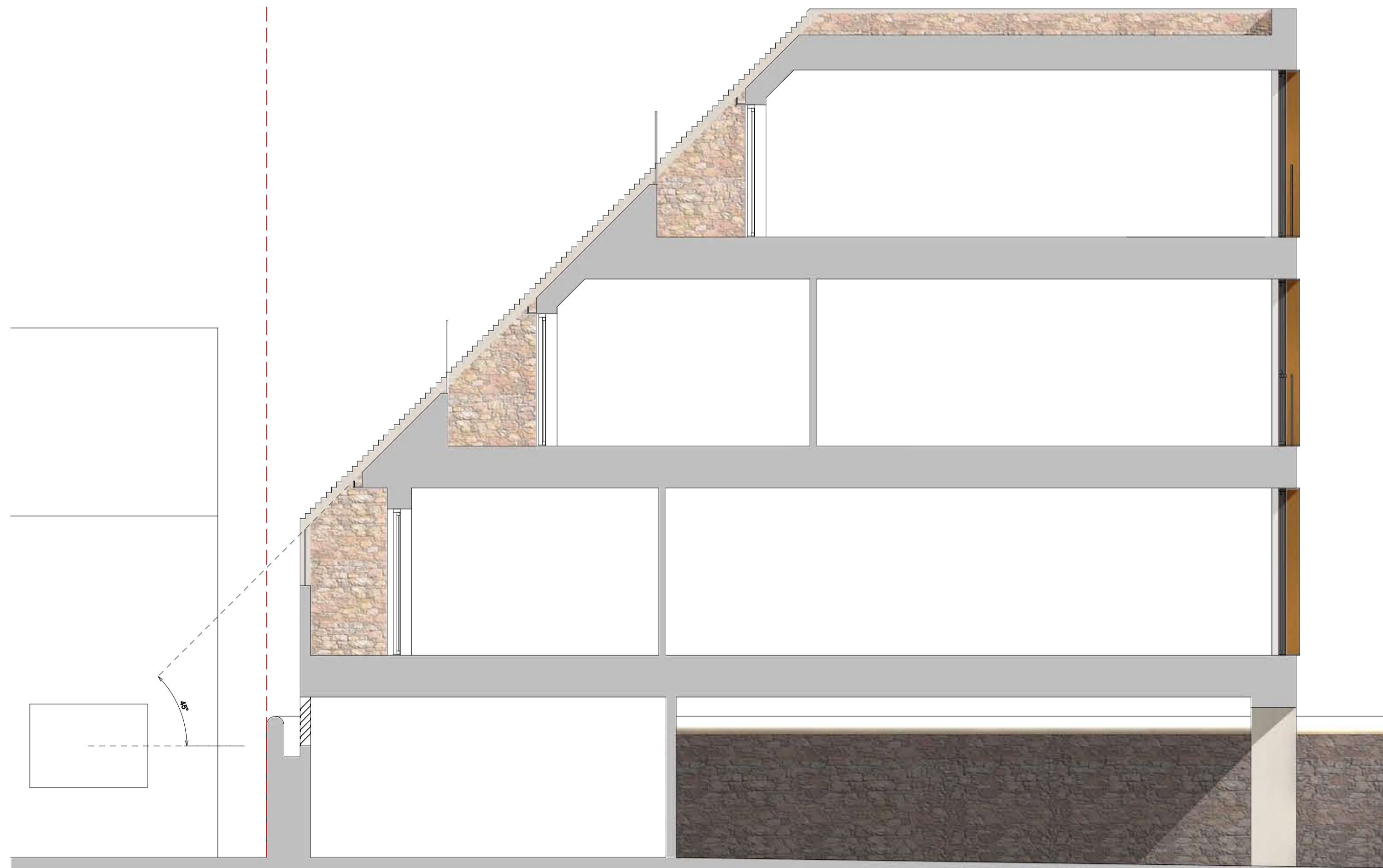
Proposed New Build




▲ Proposed South Elevation 1:100 @ A1

▼ Proposed Part South Elevation 1:50 @ A1

▼ Proposed Section AA 1:50 @ A1



0m 5m 1:100 A1

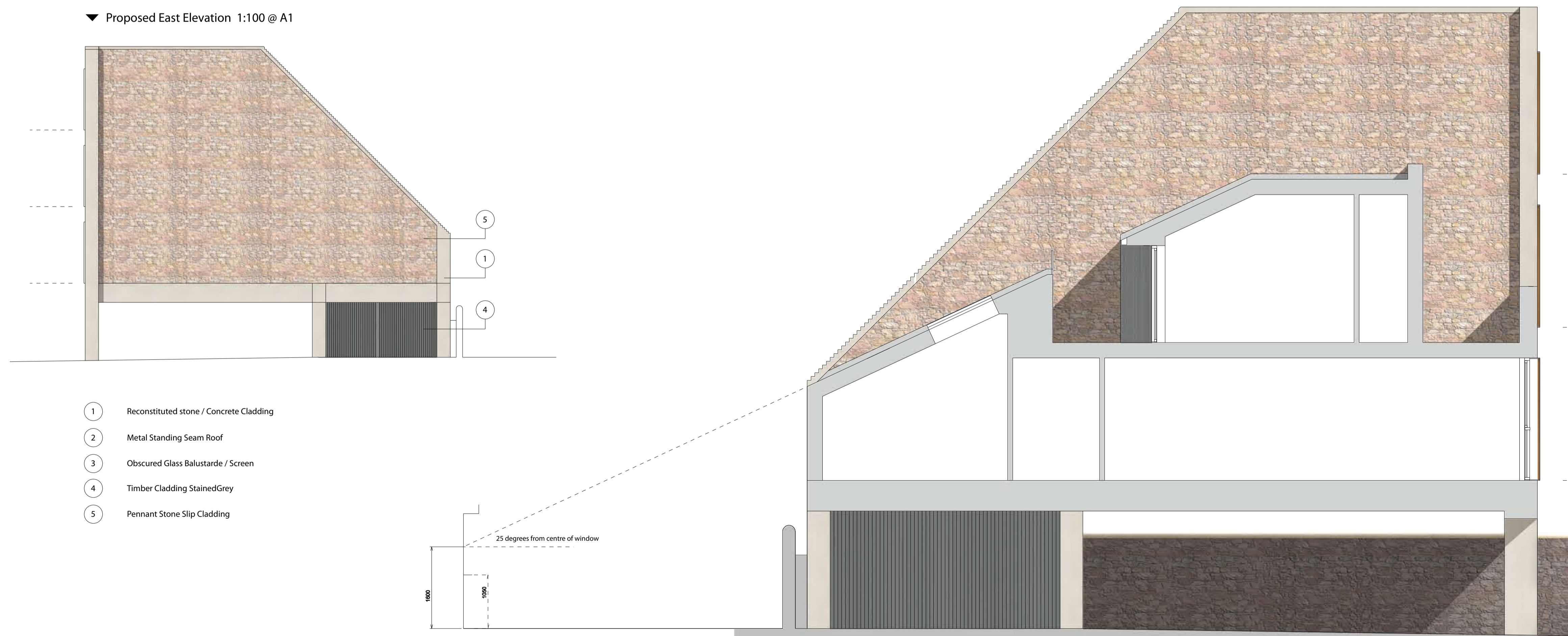
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 Studio MJA 8 Dyfrig St Cardiff CF11 1EL Phone: 07799 862959 Email: hello@mattjonesarchitects.com					
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▲ Proposed North Elevation 1:100 @ A1

▼ Proposed Section BB 1:50 @ A1

▼ Proposed East Elevation 1:100 @ A1



- 1 Reconstituted stone / Concrete Cladding
- 2 Metal Standing Seam Roof
- 3 Obscured Glass Balustrade / Screen
- 4 Timber Cladding Stained Grey
- 5 Pennant Stone Slip Cladding

0m 5m 1:100 A1

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					Client
					FLETCHER MORGAN
					Project
					32 CATHEDRAL ROAD RESIDENTIAL DEVELOPMENT
					Title
					PROPOSED ELEVATIONS SHEET 02
 Studio MJA 8 Dyfrig St Cardiff CF11 1EL Phone: 07799 862959 Email: hello@mattjonesarchitects.com					
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All Enquiries

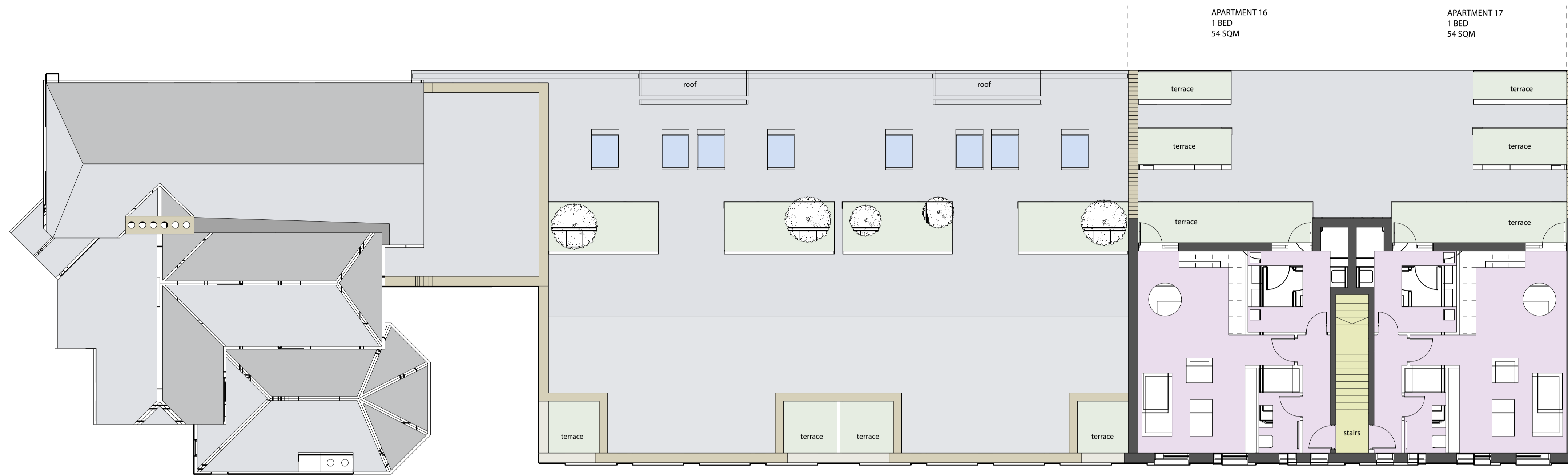
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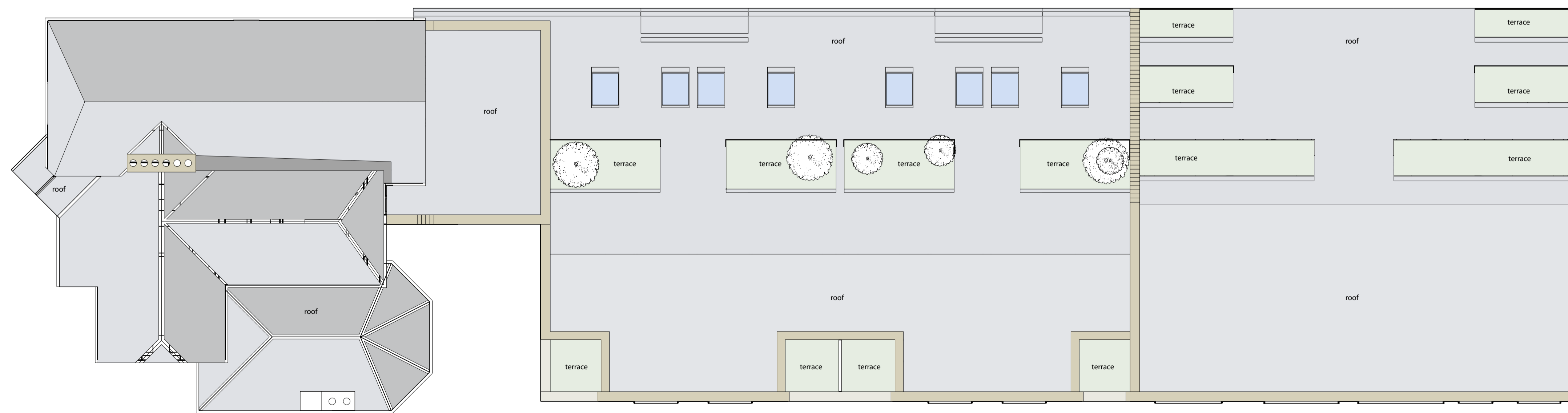
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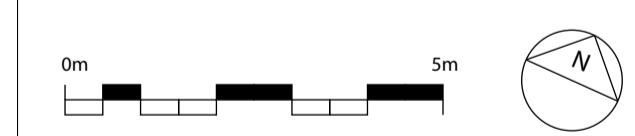




Proposed Third Floor Plan 1:100 @ A1



Proposed Roof Floor Plan 1:100 @ A1



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FLETCHER MORGAN					
Project					
32 CATHEDRAL ROAD RESIDENTIAL DEVELOPMENT					
Title					
PROPOSED FLOOR & ROOF PLANS					
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COMMITTEE DATE: 20/03/2019

APPLICATION No. **18/02602/MJR**

APPLICATION DATE: 06/11/2018

ED: **RIVERSIDE**

APP: TYPE: Conservation Area Consent

APPLICANT: SUFFOLK LIFE ANNUITIES LIMITED
 LOCATION: 32 CATHEDRAL ROAD, PONTCANNA
 PROPOSAL: DEMOLITION OF REAR EXTENSION

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 precautionary mitigation measures set out in section 5.2 of the Bat Survey report provided by WYG and dated September 2018, shall be implemented in full.

Reason: to ensure protection of bats in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

4. 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). .

5. No clearance of trees, bushes or shrubs to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

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: *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 of the Suffolk House Villa in order to facilitate the redevelopment 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: 18/02601/MJR)

2. DESCRPTION OF SITE

- 2.1 The application site is located on the corner of Cathedral Road and Sophia Close, and encompasses a detached 2/3-storey period building (villa) fronting onto Cathedral Road, with a modern rear extension varying from 1 to 3 storeys in height with part under-croft parking positioned to the rear of the house fronting onto Sophia Close.
- 2.2 The site is located within the Cathedral Road Conservation Area and forms a Locally Listed Building (both the villa and rear extension are included within this local listing). The building fronts onto Cathedral Road, and also has a prominent frontage onto Sophia Close as a gateway into Sophia Gardens. Several street trees are located directly adjacent to the site running along Sophia Close.
- 2.3 There are a broad mix of uses located within the surrounding area including residential (C3 and C1), office (B1), and a range of A3 uses. The site is within walking distance of public open space, including Bute Park and Pontcanna Fields.
- 2.4 In terms of the TAN 15 Development Advice Map, the site is located within Zone C1 (areas of floodplain served by significant infrastructure, including flood defences).
- 2.5 The application site is rectangular and measures approximately 0.124 Ha in size. The building currently comprises vacant B1 office accommodation.
- 2.6 Vehicular access is provided into the site directly off Sophia Close into the forecourt/parking area.
- 2.7 A large mature beech tree is located within the site boundary, within a central location adjacent to the car parking area.
- 2.8 To the southeast of the site is Sophia Close. A 1.8m (approx.) wall runs

parallel to Sophia Close on the boundary of the site along most of the length of the modern extension. A low-level stone wall encloses the site to the side of the original villa. Numerous street trees are present in the pavement along Sophia Close, adjacent to the site. On the opposite side of Sophia Close is a three-storey villa (fronting Cathedral Road) with part four, part three-storey modern rear extension. This large extension is set in from the side elevation of the villa and therefore back from the street.

- 2.9 To the southwest of the site is Cathedral Road, which broadly comprises of large three storey detached and semi-detached villas set a long a tree lined avenue.
- 2.10 To the northeast of the site is the Brewhouse and Kitchen Public House, a 1.5 storey, locally listed, building with large orangery style side extension. Immediately adjacent to the application site is an outside seating area serving the pub. A number of mature trees are located in the outside seating area in close proximity to the site.
- 2.11 To the northwest of the site is No. 34 Cathedral Road a large detached three-storey villa, which has been converted into flats. To the rear of this building are 4 mews style, one and two-storey properties arranged at different angles. No. 7 Sophia Mews is a single storey pitch roof property fronting onto the application site. No's. 8 and 9 Sophia Mews are located within a two-storey pitched roof building and have windows fronting onto the application site. No. 10 Sophia Mews is located directly adjacent to the application site but fronts the mews courtyard.

3. SITE HISTORY

Application Ref: 07/02969/W: External alterations to main entrance – approved

Application Ref: 87/00824/W: Consent to lower existing chimney – approved

Application Ref: 85/00836/ - approved

Application Ref: 85/00837/ - approved

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 (November 2018). Chapter 6: Distinctive and Natural Places
- TAN 24: Historic Environment

4.3 Relevant Supplementary Planning Guidance:

- Cathedral Road Conservation Area Appraisal (2007)

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Council's Conservation Officer states that; The extensions fronting Sophia Close that were permitted through the 1985 application are not considered to make a positive contribution to the character or appearance of the area.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 None Undertaken

7. CONSULTATIONS/REPRESENTATIONS

- 7.1 The application was advertised on site and in the press. Neighbours and Local Members were also notified.
- 7.2 Two 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.
- 7.3 Details of these objections and how they have been addressed are to be found in the 18/02601/MJR report.

8. ANALYSIS

- 8.1 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.
- 8.2 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.
- 8.3 The submitted Heritage Statement (HS) has assessed the contribution the building, including those parts proposed for removal, make to the Cathedral Road Conservation Area. Within this document it is stated that;

The significance of this building primarily arises from its aesthetic and historic values, in particular with the front and side elevation presenting a high level of architectural detail of a nature typical of the ambitious development of the Cathedral Road area by the Bute Estate. The

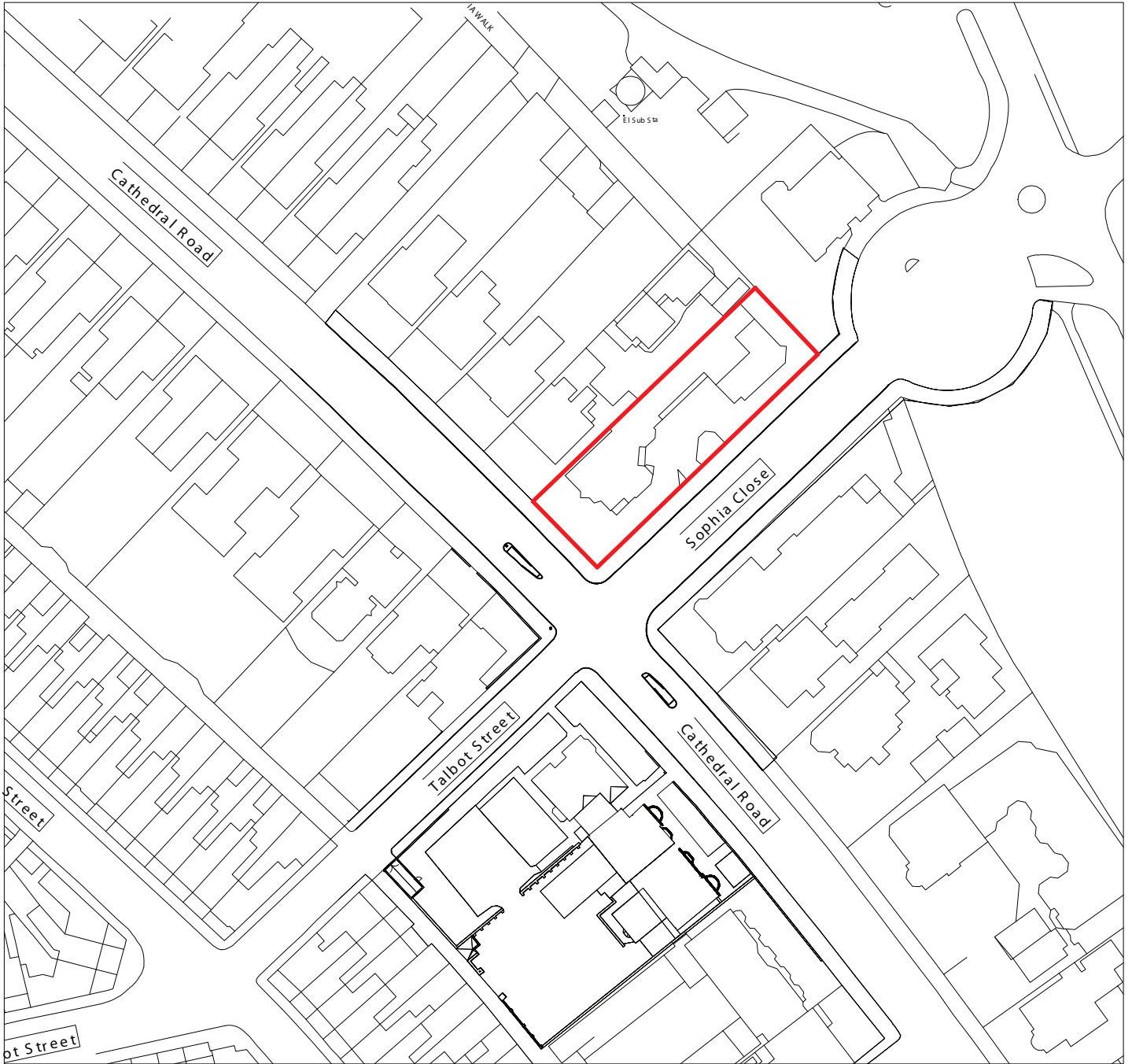
historic value arises from its representation of a grand Victorian villa, illustrating the distinctive quality of the construction within this area circa 1870-1900. However, it is considered that the aesthetic value of the building is impacted by the modern extension building to rear of the villa which itself is not of a design or construction (in respect of materials) typical to the character of the area. (Para 3.2.20)

The demolition of the existing rear extension at 32 Cathedral Road, and reconstruction of a more sensitively designed building will enhance the physical appearance of 32 Cathedral Road, together with its immediate setting. (Para 5.2.11)

- 8.4 In line with the conclusions contained in the submitted HS, it is considered that the demolition of the modern, buff brick rear extension to the rear of the building and its replacement with a high-quality extension, which better respects the architectural characteristics and materials of the villa building, will bring about an enhancement to this part of the 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.
- 8.5 Details of the proposed redevelopment of the site have been provided under planning application ref: 18/02601/MJR. The full merits of the redevelopment proposed under 18/02601/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.
- 8.6 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.
- 8.7 Given the potential presence of protected species on in the area, conditions have been included to ensure their protection.
- 8.8 Taking the above into consideration, the demolition of the modern extension to the rear of the building would not have a neutral impact upon the character or appearance of the Cathedral Road Conservation Area, whilst the replacement proposal would represent an enhancement.
- 8.9 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.

- 8.10 It is recommended that Conservation Area Consent be granted, subject to conditions, for the demolition of those parts of the building detailed.



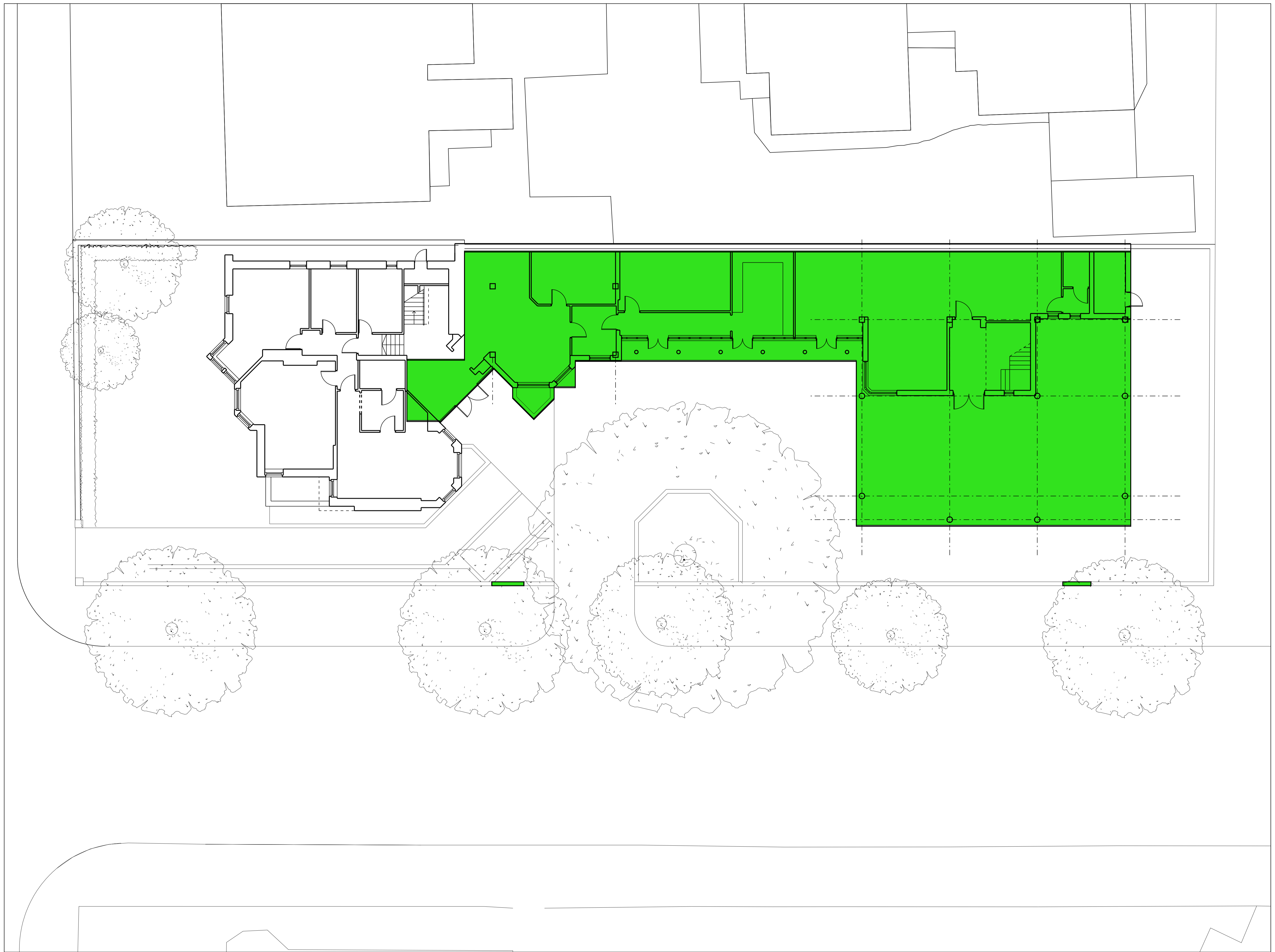
Studio | MJA
 8 Dyfrig St
 Cardiff
 CF11 9LR
 Phone: 07799 862959
 Email: hello@mattjonesarchitects.com

Project
 32 Cathedral Road
 Client
 Fletcher Morgan

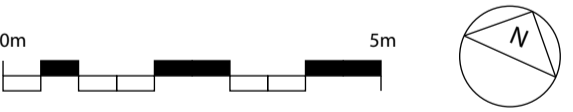
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 Date
 15-02-18

SKETCH INFORMATION

Tel. 44 (0) 2921 286678
 Email. matt@mattjonesarchitects.com



INDICATES PROPOSED DEMOLITION OF EXISTING FABRIC



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FLETCHER MORGAN					
Project					
32 CATHEDRAL ROAD RESIDENTIAL DEVELOPMENT					
Title					
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PETITION

COMMITTEE DATE: 20/03/2019

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

BACKGROUND INFORMATION

This application, as originally submitted, was considered by Planning Committee at its meeting of 13th February 2019, where it was resolved to defer a decision in order for Officers to examine potential reasons for refusal of consent, on the grounds that the proposed development would fail to preserve or enhance the character and appearance of the Conway Road Conservation Area.

This report is identical to the original report considered by Committee on 13th February 2019 with the exception of the following paragraphs; as explained below;

- i. Paragraph 7.7 – Includes one further representation received since the previous Committee;
 - ii. Paragraph 8.22 – Officer response to the above representation;
 - iii. Paragraph 11.3 – Following the resolution of the previous Committee, sets out a potential reason for refusal.
-

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 licence. 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 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 18/01065/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 nurseys 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.

7.6 Following the Planning Committee meeting of 13th February 2019, one further

letter of representation has been received in opposition to the proposed development from Nerys Lloyd Pierce, Chair of Cardiff Civic Society; stating;

I call upon the local authority planning department to safeguard the mature trees in the grounds of Suffolk House, Pontcanna.

In ecological terms, our environment is already at a crisis point and trees are essential for the provision of clean air, as a carbon sink, and for the prevention of flooding. Furthermore, these large, mature trees provide a visual asset, an amenity, for the entire community.

It is spurious to suggest that the new planting at Suffolk House will make up the deficit. It will take decades for the newly planted trees to reach maturity, and provide the benefit of the current mature specimens.

To remove the trees is to simply comply with the wishes of developers, and their craving for financial rewards. However, the local authority should be looking beyond the venal requirements of those who demand short-term gain, and should address the health and well-being of the community – in line with the legislation outlined in the Well-being of Future Generations Act.

It is essential that more than lip service is paid to environmental concerns, and to the wellbeing of those who will succeed us.

8 **ANALYSIS**

8.1 The application was deferred by Planning Committee on 13th February 2019 for officers to consider reasons for refusal based on the proposed development's impact upon the character or appearance of the Conway Road Conservation Area.

8.2 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

- 8.3 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*

- 8.4 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

8.5 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 within 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 planting 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

planning. 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 or 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

8.6 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 fastigiated, 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.

8.7 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.

8.8 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.

8.9 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 is therefore considered acceptable.

8.10 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.

8.11 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 be 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

- 8.12 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

- 8.13 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

- 8.14 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

- 8.15 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 Council's 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

- 8.16 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*

- 8.17 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

- 8.18 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 exacerbate 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 to comply with policies KP8, T5 and T6 of the adopted Cardiff Local Development Plan (2006 -2026).

vii. Water Resources, Drainage and Flood Risk

- 8.19 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

- 8.20 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

- 8.21 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 no 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.

- 8.22 With regard to the comments received from Cardiff Civic Society following the Planning Committee meeting of 13th February 2019, matters relating to the

loss of trees from the site and the consequent impact on air quality have been considered in paragraphs 8.5 and 8.17 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
- 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.
- 11.2 It is recommended that planning permission be granted, subject to the recommended conditions and relevant parties entering into a Section 106 Agreement.
- 11.3 Should members be minded to refuse planning permission, in accordance with the resolution of the 13th February 2019, the following is offered as a possible reason for refusal;
1. The application proposal would fail to preserve or enhance the character or appearance of the Conway Road Conservation area, contrary to policies KP17 and EN9 of the adopted Cardiff Local Development Plan (2006 - 2026)



- 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



Landscape implementation programme

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 and that the landscape architect shall report back to the PA and provide photographs as necessary.

Tree protection fencing to be erected as required by the Building Regulations and the relevant standards. The Plan. The fence 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 from areas to be excavated and store in piles on the pavings/roads and other areas shown on the drawings.

Hard landscape 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.

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.

Grass seeding for amenity grass to be undertaken as soon as practicable after the building works, hard landscape and shrub planting have been completed, and in accordance with the manufacturer's recommendations.

Seeding of species rich grass areas to be sown either in April, or in October, and in accordance with the 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.

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

Maintenance operations

Soft landscape areas to be maintained in accordance with BS 7370 Pt 4, 3.1.191, and Part 4:1993. The maintenance of the grass should be in accordance with BS 6854:2014 and BS 6345:2014. 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 feeding. Watering for trees should follow an irrigation plan in accordance with BS 6345:2014 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.
- Pruning:** 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 6345:2014. 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 to damage the plants.

Watering: Watering should be carried out as usually, but the frequency of watering should be reduced in the autumn months. At the end of the maintenance period, water use should be reduced, or ensure that the soil is thoroughly moistened prior to re-planting, applying water where necessary. Planting beds and trees: re-mulch to a minimum depth of 50 mm.

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 or become seriously damaged, whether or not reported, or in the opinion of the Local Planning Authority otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season.



Scale 1:250 @ A2

A103096 LA1-LA4[G].dwg 30 November 2018

5th Floor, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD
Tel: +44 (0) 29 2082 9000 Fax: +44 (0) 29 2045 5521
Email: info@wyg.com www.wyg.com

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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

Shrubs

No.	Abbreviation	Species Name	Pot Size	Specification	Density
32	GAP	Chenop. 'Aetice Pearl'	30-60cm	3L Bushy :5 brks :C	0.7Cr
37	Cc	Cistus corbariensis	40-60cm	5-7.5L Bushy :6 brks :C	0.6Cr
31	ESCRE	Escallonia 'Red Elf'	40-60cm	3L Bushy :4 brks :C	0.7Cr
8	EJOA	Eucalyptus japonicus 'Ovalis Aureus'	30-40cm	3L Branched :3 brks :C	0.7Cr
32	Hebr	Hebe rakaiensis	30-40cm	5-7.5L Bushy :7 brks :C	0.5Cr
23	HH	Hypericum 'Hilcote'	30-40cm	5-7.5L Bushy :7 brks :C	0.7Cr
161	LaVn	Lavandula angustifolia	30-40cm	5-7.5L Bushy :5 brks :C	0.5Cr
3	PHOTE	Phlox paniculata	60-80cm	15L Triple crown :C	Counted
11	PRRU	Prunella terex	5-7.5L	Double crown :C	Counted
17	PRRU	Prunella terex 'Red Robin'	30-40cm	3L Branched :6 brks	0.7Cr
46	PA	Potentilla fruticosa 'Abbotswood'	30-40cm	5-7.5L Bushy :5 brks :C	0.6Cr
30	ROSSOPHJU	Rosmarinus off. 'Miss Jessop's Upright'	30-40cm	3L Bushy :4 brks :C	0.6Cr
59	SRU	Skimmia japonica 'Rubella'	30-40cm	3L Bushy :3 brks :C	0.5Cr
28	SSC	Stephanandra incisa 'Crigoa'	3L	Branched :5 brks :C	0.5Cr
56	No. Vd	Viburnum davidii	20-30cm	3L Bushy :3 brks :C	0.7Cr
111	No. Vd	Vinca minor	1.5-2L	C	0.4Cr
Total :685					C

Plant schedule

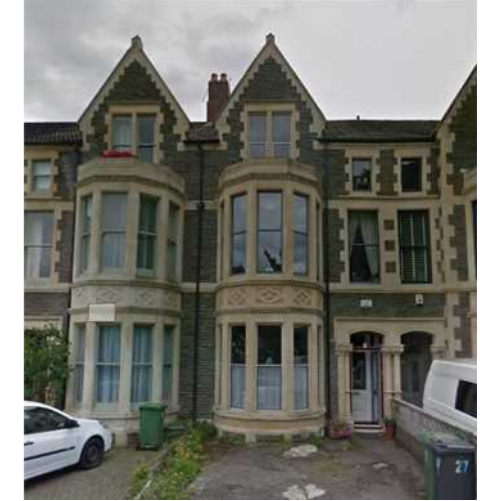
Trees	No.	Abbreviation	Species Name	Height	Pot Size	Girth	Specification
3	ACELO	Acer lobeli	min. 450cm	250L	30-35cm	Semi-Mature :C	
1	FAORISK	Fagus orientalis 'Islander'	425-600cm	14-16cm	Extra Heavy Standard :5 brks :2x :RB		
3	LIQSSS	Liquidambar styraciflua 'Slender Silhouette'	2.5-3.0m	28L	8-10cm	Standard :C	
1	MALTRI	Malus trabraba	350-420cm	12-14cm	Heavy Standard :5 brks :2x :B		
1	OSTLA	Ostrya carpinifolia	250-300cm	8-10cm	Standard :3 brks :2x :B		
1	TILBRAA	Tilia tomentosa 'Brabant'	500-550cm	20-25cm	Semi-Mature :3x/4x :RB		
Total :10							

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

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

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

COMMITTEE DATE: 20/03/2019

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

BACKGROUND INFORMATION

This report is identical to the committee report of 13th February 2019 with the exception of the following paragraph, as explained below;

- i. Paragraphs 8.1 – 8.3 Provide officer guidance should application ref: 18/01064/MJR be refused planning permission.

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 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.

8. ALTERNATIVE RECOMMENDATION

- 8.1 Planning application [ref: 18/01064/MJR] was considered by Planning Committee at its meeting of 13th February 2019, where it was resolved to defer a decision in order for Officers to examine potential reasons for refusal, on the grounds that the proposed development would fail to preserve or enhance the character and appearance of the Conway Road Conservation Area.
- 8.2 Whilst those parts of the building proposed for demolition are not considered to contribute positively towards the character or appearance of the conservation area, advice contained in Planning Policy Wales (December 2018) and Technical Advice Note 24 (May 2017) states that Conservation Area Consent for demolition should not be given without acceptable and detailed plans for the reuse of the site unless redevelopment is itself undesirable. The local planning authority is entitled to consider the broad principles of a proposed development, such as its scale, size and massing, when determining whether consent should be given for the demolition of an unlisted building in a conservation area.
- 8.3 In this case, should the planning application submitted to the LPA for the redevelopment of the site [ref: 18/001064/MJR], not be considered to preserve or enhance the character or appearance of the conservation area, given the aforementioned advice, it is not considered acceptable to permit demolition works to take place until such time as an appropriate redevelopment scheme can be approved concurrently. On this basis, the officer recommendation would be to refuse conservation area consent for the reason outlined below:
 1. The granting of consent for the demolition works proposed would be premature and contrary to the provisions of paragraph 6.1.17 of Planning Policy Wales (Edition 10 - December 2018) and paragraph 6.13 of Planning Policy Wales Technical Advice Note 24 – The Historic Environment (May 2017) in that the detailed plans for the redevelopment of the site submitted as a planning application (reference 18/01064/MJR) are not considered acceptable.



LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 20/03/2019

APPLICATION No. 18/03028/DCH DATE RECEIVED: 03/01/2019

ED: **LLANDAFF**

APP: TYPE: Full Planning Permission

APPLICANT: Mr and Mrs Hickinbottom

LOCATION: St. Peblig, 1 Cathedral Green, Llandaff, Cardiff CF5 2EB

PROPOSAL: PART DEMOLITION AT GROUND FLOOR AND NEW 2 STOREY REAR EXTENSION

RECOMMENDATION 1: That Planning Permission be **REFUSED** for the following reasons:

1. The proposed two storey rear extension by virtue of its height, length and proximity to the communal neighbouring boundaries would result in an un-neighbourly and overbearing form of development that would cause unacceptable harm to the amenities of the neighbouring occupiers contrary to Policy KP5 of the Cardiff Local Development Plan 2006-2026 and the advice contained in paragraphs 7.26 and 7.27 of the Councils *Residential Extensions and Alterations SPG (2017)*.
2. The proposed ground floor rear extension by virtue of its height, design and length along the communal side boundary shared with No. 3 Cathedral Green would result in an un-neighbourly and overbearing form of development that would cause unacceptable harm to the amenities of the neighbouring occupiers contrary to Policy KP5 of the Cardiff Local Development Plan 2006-2026 and the advice contained in paragraphs 7.15 and 7.16 of the Councils *Residential Extensions and Alterations SPG (2017)*.
3. The proposed two storey extension by virtue of its height, length and position would harm the setting of the adjacent Grade II Listed 6 High Street, contrary to Policy EN9 of the Cardiff Local Development Plan 2006-2026.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the construction of a two storey gabled roof extension which projects from the rear elevation of an existing two storey annexe. It is also proposed to construct a single storey flat roof extension to the side of the two storey structure. The single storey extension will occupy the space between the two storey structure and the communal side boundary shared with No. 3 The Cathedral Green. A small courtyard will remain

between the main rear elevation of the dwelling and the proposed single storey extension.

2. **DESCRIPTION OF SITE**

- 2.1 The application site is a Grade II listed building, designated at Grade II in June 2003. The building is listed as a largely unaltered house by John Prichard and for its group value with other listed buildings around the Cathedral Green.
- 2.2 The application site is situated within the Llandaff Conservation Area, which is covered by Article 4 Directions removing some permitted development rights. The site is landlocked with no means of access to the rear. Immediately adjoining the application site to the north-west exists No. 3 The Cathedral Green, a dwelling house which is also a listed building and to the east, and south-east a restaurant (Summer Palace), tea rooms (Jaspers) and 1st floor residential flat, all of which are also listed buildings. To the south-west is the Llandaff Institute which is a locally listed building.
- 2.3 The neighbouring property to the north-west (No. 3 The Cathedral Green) has a large glazed conservatory along the side boundary with No. 1 (the application site) and a single storey slate roofed extension which projects from the gable end of an existing rear annexe.
- 2.4 The neighbouring properties to the east and south-east have courtyards, with Jaspers Tea Rooms using their space as an outdoor seating area. The 1st floor flat above the tea rooms also has a courtyard garden area.

3. **SITE HISTORY**

- 3.1 18/03029/DCH – Part demolition at ground floor and new 2 storey rear extension – listed building application running concurrently with planning application 18/03028/DCH
- 3.2 94/00219/W – Removal of chimney stack to r/o building – planning permission granted 12/04/94
- 3.3 89/00883/W – Replacement of original slate roofs at the above pair of semi-detached houses with non-asbestos slates on battens and felt – planning permission granted 07/11/89

4. **POLICY FRAMEWORK**

- 4.1 Relevant National Planning Guidance:

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning Policy Wales (Edition 10, 2018)
TAN 12: Design (2016)
TAN 24: The Historic Environment (2017)
Development Management Manual

4.2 Relevant Cardiff Local Development Plan Policies:

Policy KP 5: Good Quality and Sustainable Design

Policy KP 17: Built Heritage

Policy EN 6 Ecological Networks and Features of Importance for Biodiversity

Policy EN 7 Priority Habitats and Species

Policy EN 9 Conservation of the Historic Environment

4.3 Relevant Supplementary Planning Guidance:

Residential Extensions and Alterations (2017)

Llandaff Conservation Area Appraisal (2006)

Green Infrastructure (2017)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Council's Conservation and Listed Buildings Officer has considered the proposal in respect of the preservation and enhancement of the listed building and the Llandaff Conservation Area. No concerns have been raised subject to issues of material samples and architectural detailing whereby it is considered that the special interest of the building would be preserved. In respect of views, the proposed development is considered unlikely to represent unacceptable harm to the significance or the setting of the listed building. Glimpsed views towards the roofline of Nos 1 and 3 from High Street would not be materially harmed.

5.2 The Council's Tree Officer has been consulted and comments that there are no adverse observations since trees of amenity value should not suffer unacceptable harm as a result of the development.

5.3 The Council's Ecologist has been consulted and is satisfied with the mitigation measures put forward and recommends conditions be applied to any consent given.

5.4 The application was also advertised by way of a site notice and press notice.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Glamorgan Gwent Archaeological Trust has been consulted and comments as follows:

The proposal is for a small extension to the existing property line, the area of which has been disturbed by the adjoining later 20th century extensions and services. In our opinion it is likely that any evidence of Medieval or post-medieval activity would have been damaged or destroyed by the construction of the 1880 house and subsequent installation of services and hard landscaping. Given our understanding of the archaeological resources and nature of the proposed development, it is our opinion that the proposals are not likely to encounter any archaeological deposits and will not have an

adverse impact on the listed building. It is also our opinion that there will not be a requirement for archaeological mitigation works and therefore, we have no archaeological objection to this application.

7. **REPRESENTATIONS**

- 7.1 An objection has been received from Councillor P Hill-John who comments as follows:

As the ward Councillor, I would like consideration given to the fact this is a listed building within a cluster of listed buildings and proposes dense use of the location in close proximity to neighbouring buildings.

Within the Conservation Area, consideration should also be given to the visual impact, particularly of second storey development noticeable from surrounding locations, the courtyard of a well established tea room, Jaspers or the High Street.

I would also like to make reference to the appeal decision on 52 Bridge Street, Llandaff, where the issue raised was of visual impact and the 'height and bulk which would create a development which would appear unduly overbearing when seen from the ground floor window'. The consequences of this proposal would have the same impact in number 3.

- 7.2 A valid petition of over 50 signatures has been received objecting to the applications (submitted by the occupier of No. 3 The Cathedral Green).

- 7.3 Neighbours have been consulted and one letter of objection has been received from Lichfields Planning Consultants on behalf of the occupiers of No 3 The Cathedral Green (i). Also, letters of objection have been received from 18 Vaughan Avenue (ii) and The Llandaff Institute (iii). The full letters of objection can be found on the case file. A précis of the grounds of objection relating to this planning application are as follows:

- (i) Lichfields Planning Consultants on behalf of the occupiers of No. 3:

Proposal represents a significant over development of a tight urban site. Its scale and massing will have an overbearing impact, detrimental to the amenity of No. 3.

Both No. 1 and No. 3 are large properties and both have ground floor extension which currently cause no concerns with overlooking, scale or massing.

The proposed single storey flat roof element seems incongruous on a listed building characterised by steep pitches, it is less discernible than the two-storey element which is overbearing in its height, massing and scale.

Overbearing impact and loss of amenity.

Pre-application discussions took place at No. 1, but no officer from Cardiff's planning team has yet to view the proposals from No. 3.

The plans and illustrations presented seem to show a reasonably scaled intervention, but these are viewed from above looking down. A visit to the property demonstrates that these do not depict the true extent of the scale and massing of the proposal and in no way shows the impact of the extension on No. 3.

Photographs and the proposals superimposed onto existing views (see appendix 1 of objection) show the impact the proposal would have upon various rooms at No. 3. They demonstrate the significant adverse impact from loss of sunlight, and light more generally, overshadowing and unacceptable overbearing effect.

The proposal is out of accord with a range of national and local planning policies and contrary to the Council's conservation guidance.

Policy considerations

Local Development Plan Policy KP 5 highlights the importance and significance of 'responding to 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'. A lack of consideration of this policy can result in unacceptable development, as in this case, causing overshadowing and overbearing effects on neighbouring properties.

Council's Residential Extensions and Alterations SPG highlights how side return extensions can have an 'overbearing impact' on an adjacent property. It carries significant weight in determining applications in relation to the delivery of national policy (PPW Edition 10). The SPG acknowledges the importance of considering scale, height, massing and density of a residential extension, by development being 'set in from the end gable of the building to ensure it is subservient to the existing dwelling'. To avoid overbearing, the extension will need to be limited in depth and width and be 'considered in relation to the character and context of the original house'.

The proposal at No. 1 would not be subordinate to the existing dwelling. In planning policy terms this is sufficient justification to warrant a refusal of the scheme.

Conservation and Heritage

National policy (PPW) acknowledges the importance of good design and recognises in conservation areas development 'may need a greater level of direction from the local planning authority' to assist in 'preserving or enhancing their character and appearance'.

PPW is supported by Technical Advice Note (TAN) 12: Design which emphasises the importance of Local Planning Authorities to 'make full use of SPG in the form of design guidelines and development briefs to bind policy to practical opportunities for enhancement', when linking conservation policies to wider urban design and regeneration strategies.

National policy and advice notes affirm the importance of using the Council's Residential Guidance SPG within the context of the Llandaff Conservation Area.

The Llandaff Conservation Appraisal provides some extension guidance, and clearly questions the need to consider how an extension will affect a neighbouring property, encourages dialogue between neighbours (this did not occur in this instance) and states that development will be resisted where'it would....significantly dominate neighbouring properties. This proposal dominates and is overbearing (see visuals).

Conservation areas and listed buildings should have material consideration with regard to the loss of view or vista, public or private, whether to or from a street or a house. 'Llandaff is rich in vistas which lead the eye....on plan and in the vertical, from space to space.... Revealing only part of buildings.'

The proposal decimates the pleasing outlook from every rear window in No. 3. One of the delights of Llandaff is to glimpse views of elements such as stone chimneys or roof finials. Currently views of No. 3 can be glimpsed from the High Street, these will be blocked by the massing and bulk of the proposal. The Council's appraisal contends that the preservation of these vistas is crucial to retaining the semi enclosed character and townscape of Llandaff Conservation Area.

The listing of nos 1 and 3 are due to group value, but their rear elevations are important and the buildings are listed in their entirety. Great care should be taken in determining proposals which change the buildings appearance and character. This includes how a heritage asset is experienced from within – sunlight and views being a critical element of character and not just about visual appearance. No. 3 would be irrevocably changed if this extension proceeds.

The Appraisal identifies continued pressure to alter and extend in Llandaff as an issue and should be within acceptable limits. An

extension should be designed to harmonise with the original form and character of the house. The flat roof is incongruous and lacks unity and impacts upon the buildings heritage and is discouraged in the Residential Extensions SPG. Its massing is 'at odds' with the pitched roof form of both houses. The proposed finished level of the flat roof is above the neighbouring brick wall and rises above No. 3's living room contributing to the loss of amenity and overbearing impact. At a minimum, its height should try to align with the neighbouring eaves.

The application details seem to be contradictory in that the age of the previous extension and alterations, however, what remains is the mirror image annexes of the two properties, at second storey level: a feature that has survived and which is the last element that shows symmetry at the rear, evidence that the properties were built as a pair – and raises questions about whether this should be overlooked in favour of a proposed extension that is far from 'well-mannered'.

Conclusion

The proposed extension by virtue of its form, scale and massing and cumulative impact constitutes an inappropriate form of development. It would detract from views within the Conservation Area, result in unacceptable and irrevocable changes to a listed building and would blight another. It would have a significant overbearing impact on No. 3 and result in an unreasonable loss of amenity. It would have a detrimental impact on the character of a listed building and significantly impair the occupiers of No.3 enjoyment of their property.

In summary, the proposal is contrary to the Council's own SPG on Householder Extensions and conflicts with the aims of the Llandaff Conservation Area Appraisal which seeks to protect and enhance the character and appearance of the unique and delicate landscape and townscape that surrounds the Cathedral and the historic patterns of development that characterise Llandaff.

The current proposal forms an inappropriate and unacceptable form of development and it is requested that these applications be refused.

(ii) 18 Vaughan Avenue

This objection is a point worth making on principle, even though it may have no relevance in planning law. There is no need for the extra space as the applicants are not a growing family and it is not their primary residence. The limitations of the property were known when purchased recently. Applicants bought it as a holiday home and immediately set about changing it and everything around it to suit their whims and fancies with complete disregard for their neighbours, surrounding businesses, the community or the conservation of Llandaff village.

(iii) Llandaff Institute

Two letters of objection have been received from the Management Committee of the Llandaff Institute (one for planning application no. 18/03028/DCH and one for listed building application no. 18/03029/DCH).

The proposed development would result in a loss of a substantial portion of the rear garden and its position would have an overbearingly negative impact on all adjoining properties.

It is noted that the Council refused a similar extension at 52 Bridge Street which was upheld recently at appeal. In that case, the overbearing visual impact on a neighbouring property was crucial to the decision.

The occupants removed a large listed beech tree (with TPO consent), any replacement tree would be lost due to the development.

The proposal has not been discussed with any neighbours in advance of the submission.

The occupants since they moved in (2016) have made numerous complaints of noise to the Llandaff Institute and the adjoining Chinese Restaurant (Summer Palace). We are concerned that the development will mean the two storey element will be in close proximity to the Llandaff Institute.

Concern is raised that without adequate insulation the developments close proximity will result in potential further noise complaints.

The rear garden of the site has no separate entrance to permit delivery of building materials and disposal of part of the building to be demolished. There is a small paved area to the front of the property, but it is sited next to the turning and the road has double yellow lines. Given the restricted and limited parking in the area and its conservation status, concern is raised over how building materials will be delivered, stored and demolished materials removed, undoubtedly some disruption will be caused.

- 7.4 The Llandaff Conservation Group comments that this is a listed building within a cluster of listed buildings and proposes dense use of the location in close proximity to neighbouring buildings. The Group would be concerned if any visual impact, particularly of second storey development noticeable from surrounding locations or the High Street, adversely impacts on the visual quality of the Conservation Area. We would also like to make reference to the appeal decision on 52 Bridge Street, Llandaff, where the issue raised was of visual impact and the 'height and bulk which would create a development which would appear unduly overbearing when seen from the ground floor window.

7.5 The Llandaff Society objects to the proposal. The full letter can be found on the case file. A précis of the grounds of objection relating to this planning application are as follows:

- (i) The matching pair of houses at Nos: 1 and 3 Cathedral Green have symmetrical 2 storey pitched roof additions to the rear. No 1 had pine end chimney removed and first floor window inserted and a lean-to extension built. No 3 has a well designed single storey extension to the rear and a glass atrium adjacent to the boundary wall between the two houses. The proposal would result in a loss of substantial portion of the rear garden. Due to its scale massing and position in the centre of the inside curve of this distinctive terrace, the proposal would have an overbearing and negative impact on all adjoining properties.
- (ii) Concern is raised that an even larger extension was considered at pre-application stage and that the design process of the current scheme of modern at ground floor and traditional at first floor is not a satisfactory way of extending this listed building which respects its tightly constrained setting. A rear addition like No. 3 would produce a more acceptable solution and would retain the symmetry and reduce the overall impact of the scheme on surrounding properties.
- (iii) Proposed first floor would be intrusive in views from High Street. The mature Beech tree which used to grace the rear garden has been felled, so the impression would now be of a jumble of buildings dominating the amenity space behind the listed terrace. Surrounding properties all derive light from this currently open area.
- (iv) The proposal would be an un-neighbourly development causing overshadowing and taking light from No. 3 and the flat above Jaspers Tea Rooms and its rear garden used by clients.
- (v) An appeal at 52 Bridge Street was upheld recently at appeal. In that case, the overbearing visual impact on a neighbouring property (in a straight terrace, not an inwardly curved one) was crucial to the original and the appeal decision.
- (vi) The Society was disappointed that the proposal was not discussed with neighbours in advance of submission, although the agent had discussed plans with the Local Planning Authority. Neighbours could have been consulted, the above appeal taken into account and the proposal modified to take into consideration neighbour concerns.
- (vii) The proposal will be closer to the Llandaff Institute and could raise a further complaint by the applicant about noise. Their initial complaint led to significant expenditure for the Institute. The proposal would box in the rear of the Summer Palace restaurant even more and we understand the restaurant has incurred costs installing a new flue for their kitchen following complaints from the owners of No.1. Llandaff Society urges the Council to refuse this application unless it is modified by removing the proposed first floor addition.

7.6 The agent for the scheme has responded to the objections raised. The full letter can be found on the case file. A précis of the response is as follows:

- (i) As a result of our comprehensive pre-application discussions and feedback from the conservation officer, the issues have been adequately explored. It is disappointing to see the objection from neighbour who was consulted at the time, but believe that the objection is not sufficient to amend the earlier advice given to us by the Council.
- (ii) Impact of views from neighbour property
Looking sideways any rear extension to No.1 will impact on side windows to neighbours property. Therefore, side windows to new buildings have obscure glazing. There is no right to a view.

Diagonal views from rear facing windows will be affected by extension from 39' down to 25'. Views of the adjacent café garden and clients garden will be obscured. The view straight down neighbours garden and distant views will be unaffected.

- (iii) Overlooking
The proposed extension will not overlook No. 3 as side windows will be at high level and can be obscurely glazed. Windows at end of first floor extension look towards a non residential property, almost 12m away and which are at high level and do not overlook No. 1.
- (iv) Overshadowing
There is no loss of sunlight as shown in solar impact study (diagrams submitted) during summer or spring/autumn equinox. There is some minor shading for 1 hour before 10am in the winter, but is hardly altered by the proposal.
- (v) Scale
It is suggested that the size of the extension is 'out of scale' with surroundings. This was discussed at pre-application stage and the original scheme has been considerably reduced to the current application which the conservation officer found acceptable.

The existing house has been extended by 13.5 sq m (37 cu m) on the ground floor and by 11.5 sq m or 37 cu m on the upper floor. Total volume 74 cu m.

Total existing house volume is 734 cu m so extension adding only 10% - this is not excessive and the extension has been designed to retain as much garden amenity area as possible.

The neighbour has 30 sq m ground floor extension with a volume of 126 cu m. The extension is 9.4 m beyond the original house line filling much of the garden and much larger than the proposal agreed with the conservation officer. (see dimensions on submitted drawing).

The neighbour also has a glass roofed extension which will be difficult to maintain within his property. The applicant has created a courtyard and flat roof alongside to ensure gutter and the glass roof maintenance if required. The neighbour did not object at the time.

(vi) Design

The extension has been designed with the first floor extension of the roof in character with the existing property including the re-instatement sash window and extending the roof ridge and finial detail.

These will maintain the views from the high street of the traditional character of the area.

The flat roof 'contemporary portion was discussed in detail and agreed to be part of the house's development over time. The flat roof allows maintenance and avoids a difficult junction which a lean to or pitched roof would create. The ground floor is distinctly contemporary, but with complementary materials and detailing.

8. ANALYSIS

8.1 The key issues for the consideration of this application are: a) design of proposal and impact on neighbouring properties; b) impact on conservation area and listed buildings.

8.2 In assessing the impact of the proposed development, the proposal should be considered against Policy KP 5 of the Cardiff Local Development Plan which 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:

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 environment are all addressed within development proposals;

x. ensuring no undue affect on the amenity of the neighbouring occupiers.....

8.3 In addition Paragraph 7.15 of the adopted Residential Extensions and Alterations Supplementary Planning Guidance states that;

'Side return extensions can have an overbearing impact on the adjacent property. It is important that careful consideration be given to the height and design of the roof of the extension in order to minimise the impact of the extension on your neighbour.'

8.4 At Paragraph 7.16 it is stated that;

'Depending on their height, side return extensions with flat roofs can often be overbearing. You should consider a pitched, 'lean-to' design with the eaves

set at a level that respects the fact that Permitted Development would allow for the construction of a 2m high wall or fence along the boundary with your neighbour.'

- 8.5 At Paragraph 7.26 it is stated that;
'extensions should not be overbearing to your neighbours or result in an unacceptable loss of daylight or sunlight to neighbouring properties.'
- 8.6 At Paragraph 7.27 it is stated that;
'two storey extensions should not be positioned very close to the boundary adjacent to the garden of a neighbours property. Two storey extensions if appropriate should be subservient to the main dwelling and be limited in depth, width and height so as to avoid an overbearing appearance, significant overshadowing and loss of privacy.'
- 8.7 In respect of considering Built Heritage, Policy KP 17 of the Cardiff Local Development Plan states that: *'Cardiff's distinctive heritage assets will be protected, managed and enhanced, in particular the character and setting of its Scheduled Ancient Monuments; Listed Buildings; Registered Historic Landscapes, Parks and Gardens; Conservation Areas; Locally Listed Buildings and other features of local interest that positively contribute to the distinctiveness of the City.'*
- 8.8 Also, in terms of development affecting the historic environment, Policy EN 9 of the Cardiff Local Development Plan states that: *'Development relating to any of the heritage assets....or their setting will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.'*
- 8.9 In addition it should be noted that the Llandaff Conservation Area Appraisal provides general guidance with regard to residential extensions and suggests that matters to be considered include the effect of overlooking or dominance to neighbouring properties.
- 8.10 In terms of setting of adjacent listed buildings, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authorityshall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
- 8.11 PPW10 explains at para 6.1.7 that *'it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.'*
- 8.12 TAN24: The Historic Environment states that *'the local planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of*

this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset, or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.' (1.29).

- 8.13 Cadw's 2017 guidance *Setting of Historic Assets in Wales* supplements the TAN, explaining what setting is, how it contributes to the significance of a historic asset and why it is important.

Design of the Proposal and Impact on Neighbouring Properties

- 8.14 The proposed single storey side return and rear extension will extend as far as the existing lean-to extension at 6.2 metres and will be full width at 5.6 metres with a small courtyard remaining adjacent to the main rear elevation of the dwelling for light and services. The height of the single storey flat roof is 3 metres, which is approximately 1 metre above the existing communal boundary wall, positioned adjacent to the neighbours conservatory. The design of the single storey extension is contemporary, with a glazed frontage.

The height and length of the flat roof extension along the shared side boundary with No. 3 is of concern. The structure would result in an un-neighbourly and overbearing form of development that is considered to cause unacceptable harm to the amenities of the neighbouring occupiers and is therefore, are not considered acceptable in planning policy terms.

- 8.15 The proposed two storey extension projecting from the existing gable end of the rear annexe will extend in to the garden as far as the existing rear ground floor lean-to extension presently positioned on the gable end of the rear annexe (which it is proposed to demolish) at 3.3 metres in length. Its height will match that of the existing annexe at 7.2 metres and its width at 3.5 metres. The design of the two storey extension is traditional to match the existing with the re-instatement of a sash window to the gable at first floor level and a high level window to the north-west first floor elevation. No windows are proposed to the south-east elevation. No overlooking issues from the application site are likely to be experienced. However, the side elevations of the two storey extension will result in a large expanse of blank facing walls facing the living room of the first floor flat above Jaspers Tea Rooms (No. 6 High Street) and towards windows at No. 3 The Cathedral Green. Concern is therefore, had over the height, length and proximity of the extension to the side shared boundaries and which it is considered would result in an un-neighbourly and overbearing form of development that would cause unacceptable harm to the amenities of the neighbouring occupiers and are therefore, not considered acceptable in planning policy terms as stated above.

Impact on Conservation Area and Listed Buildings.

- 8.16 Part of the objection from Lichfields on behalf of 3 The Cathedral Green contends that the extension would negatively impact upon the current

glimpsed view from High Street towards the roofscape of numbers 1 and 3 Cathedral Green, when stood between the Llandaff Institute and Jaspers (6 High Street).

An assessment has subsequently been undertaken which has concluded that the extensions would have a very minor impact upon this view and would not be considered to represent harm to the character or appearance of the conservation area.

The extensions would be visible from other private views within the conservation area, however it is not considered to be harmful in this respect.

- 8.17 The overbearing nature of the two storey extension is felt to harm the setting of 6 High Street, as it would significantly alter the relationship between this building and the historic assets behind it; significantly blocking views from windows that have been enjoyed since the buildings were first built.
- 8.18 While the views from the windows of 3 The Cathedral Green are a cause for concern in terms of overbearing impact, it is not felt that this impact would represent harm to the *setting* of this listed building. This is because the views are from the less significant annexe of the building and because the annexe of number 1 already forms a substantial element of this view.
- 8.19 The extensions are also not considered to negatively affect the setting of the adjacent grade II listed building at 2 High Street or the locally listed Llandaff Institute at 10 High Street.

Third Party Representations

- 8.20 In respect of the third party representations which have not already been addressed in the report:

The request to consider the appeal decision at 52 Bridge Street has been noted.

The case officer has now visited neighbouring properties, except the Llandaff Institute.

Some comments raised are not considered to be material planning considerations.

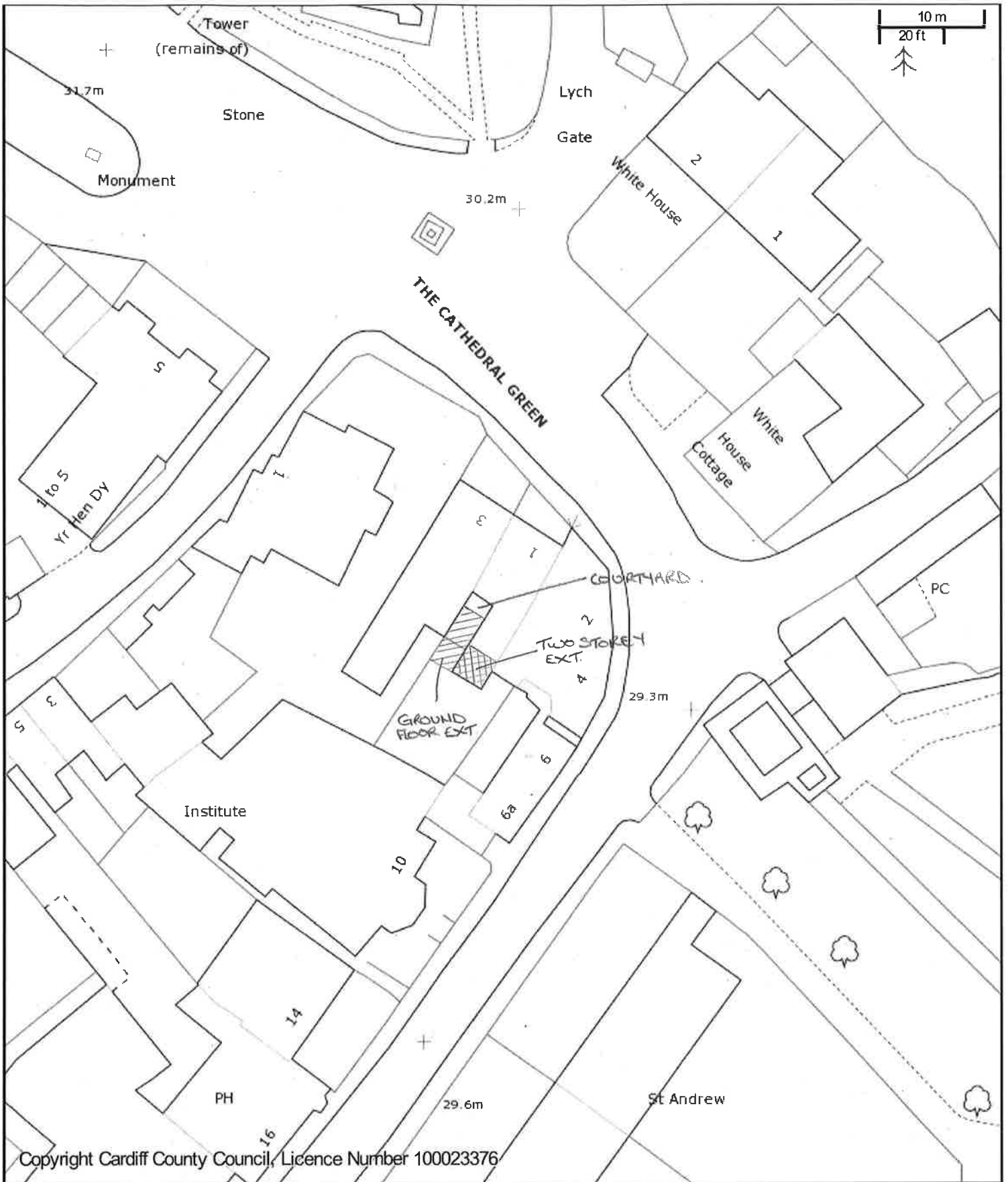
Other Considerations

- 8.21 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.

- 8.22 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.
- 8.23 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.
- 8.24 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.

9. **Conclusion**

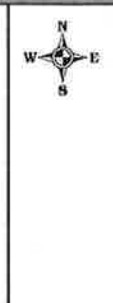
- 9.1 Having regard to the policy context above, the proposal is considered to be unacceptable and refusal of planning permission is recommended for the reasons states above.



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CHIEF EXECUTIVE
 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



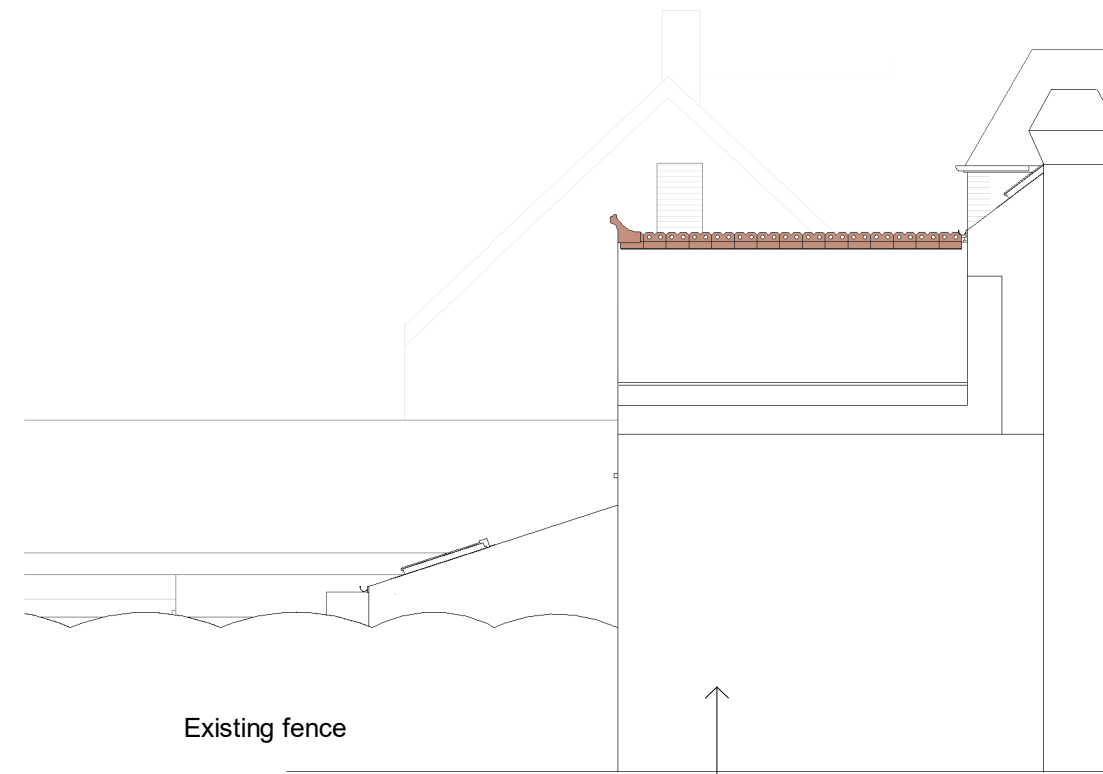
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 Coordinates: **ILLUSTRATIVE PURPOSES ONLY**
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3D Existing



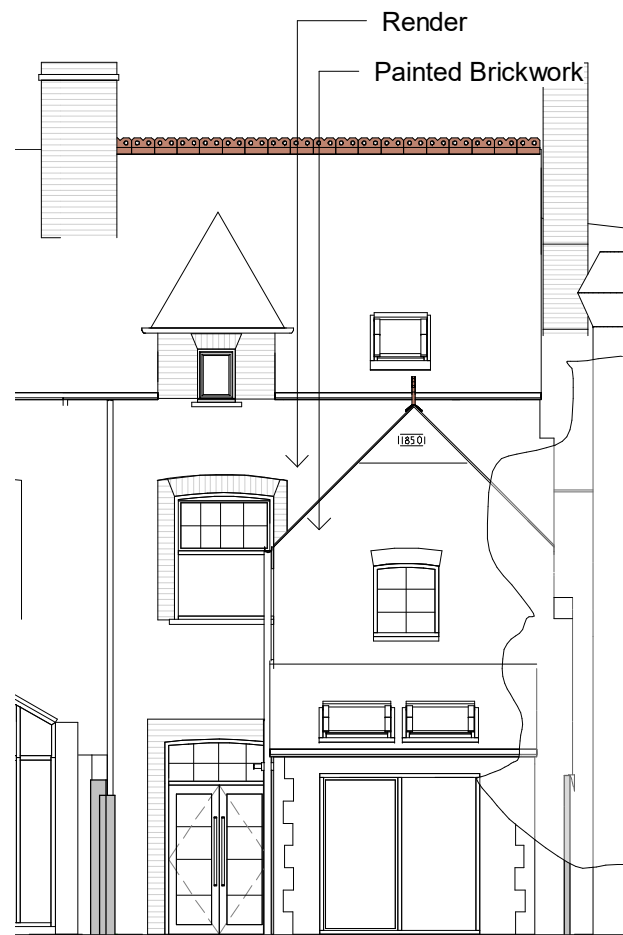
North Existing
1 : 100



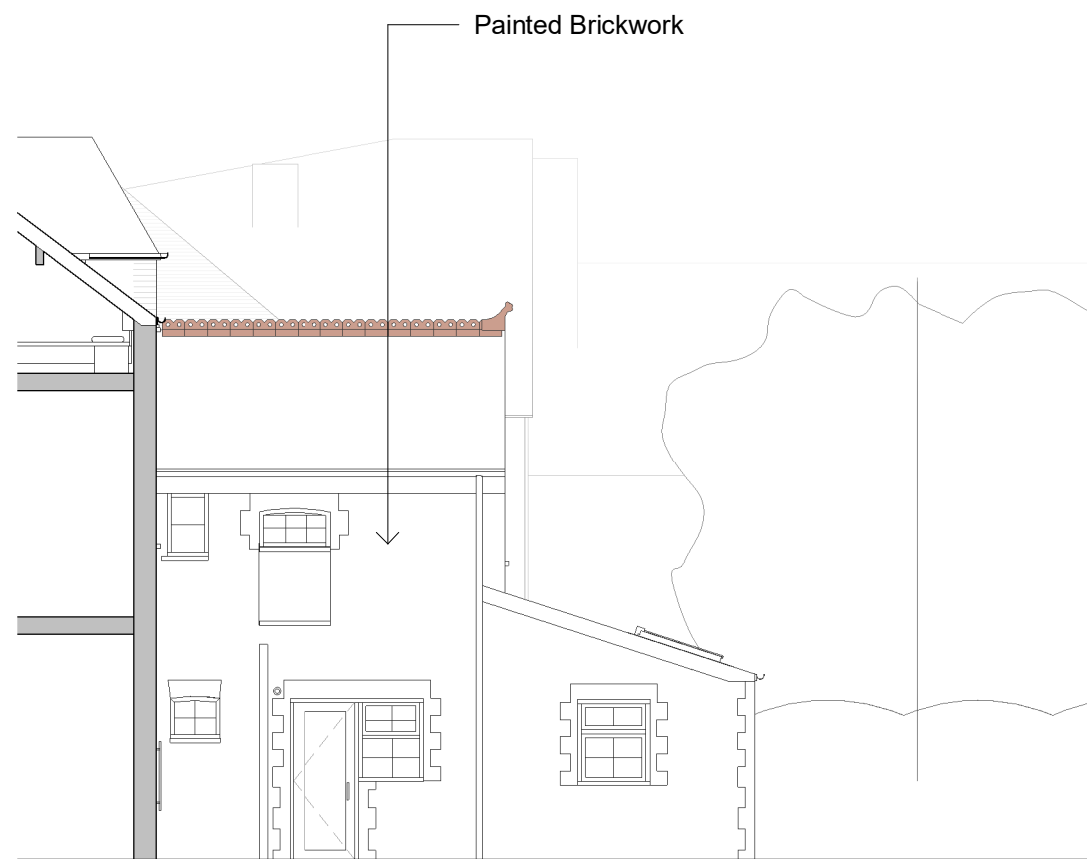
Existing fence

East Existing
1 : 100

Stone Wall



South Existing
1 : 100



West Existing
1 : 100

rev	description	Author by	10/27/16 date
	first issue		

Cathedral Green
Gary and Caroline Hickinbottom

Existing Elevations

job no.	drawing no.	rev	status	scale @ A3
189	A(P)-02		Planning	1 : 100

DOWNSMERRIFIELD architects

02921 672672 www.downsmerrifield.com

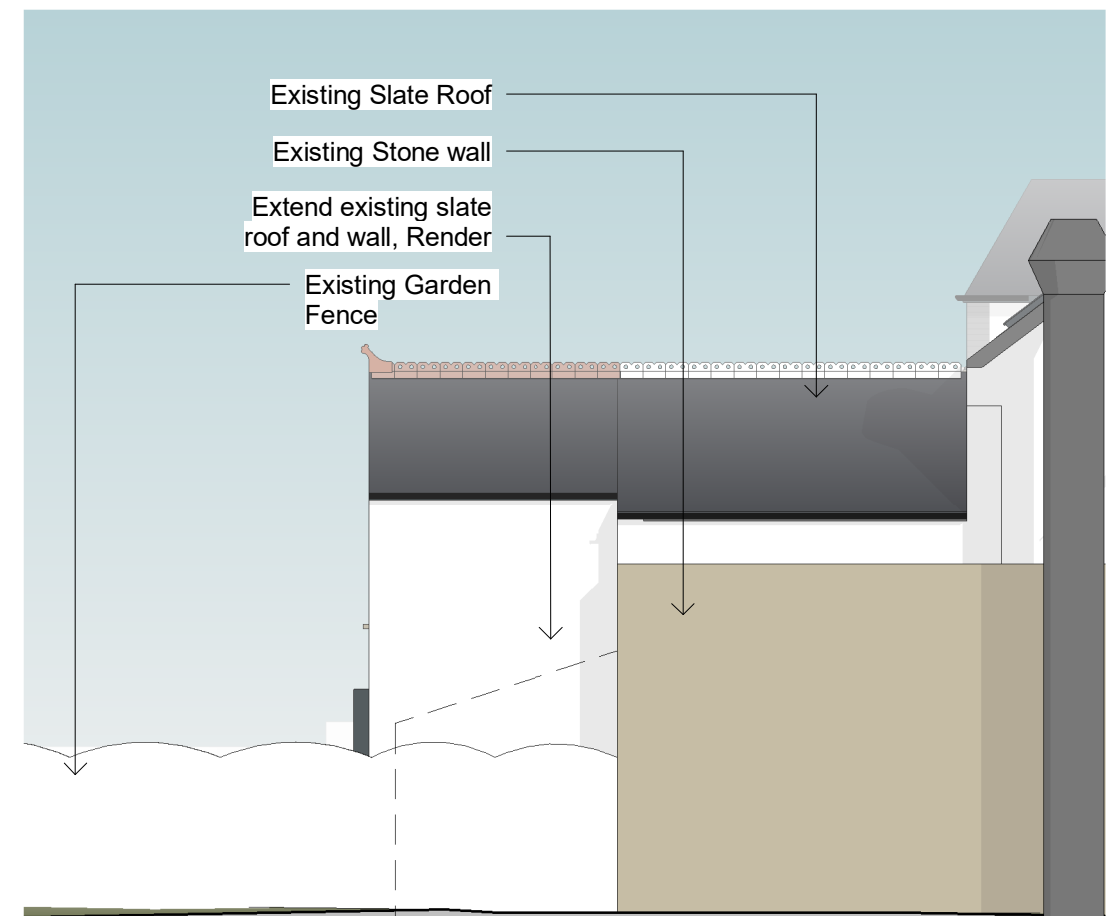


North (Sketch)
1 : 100

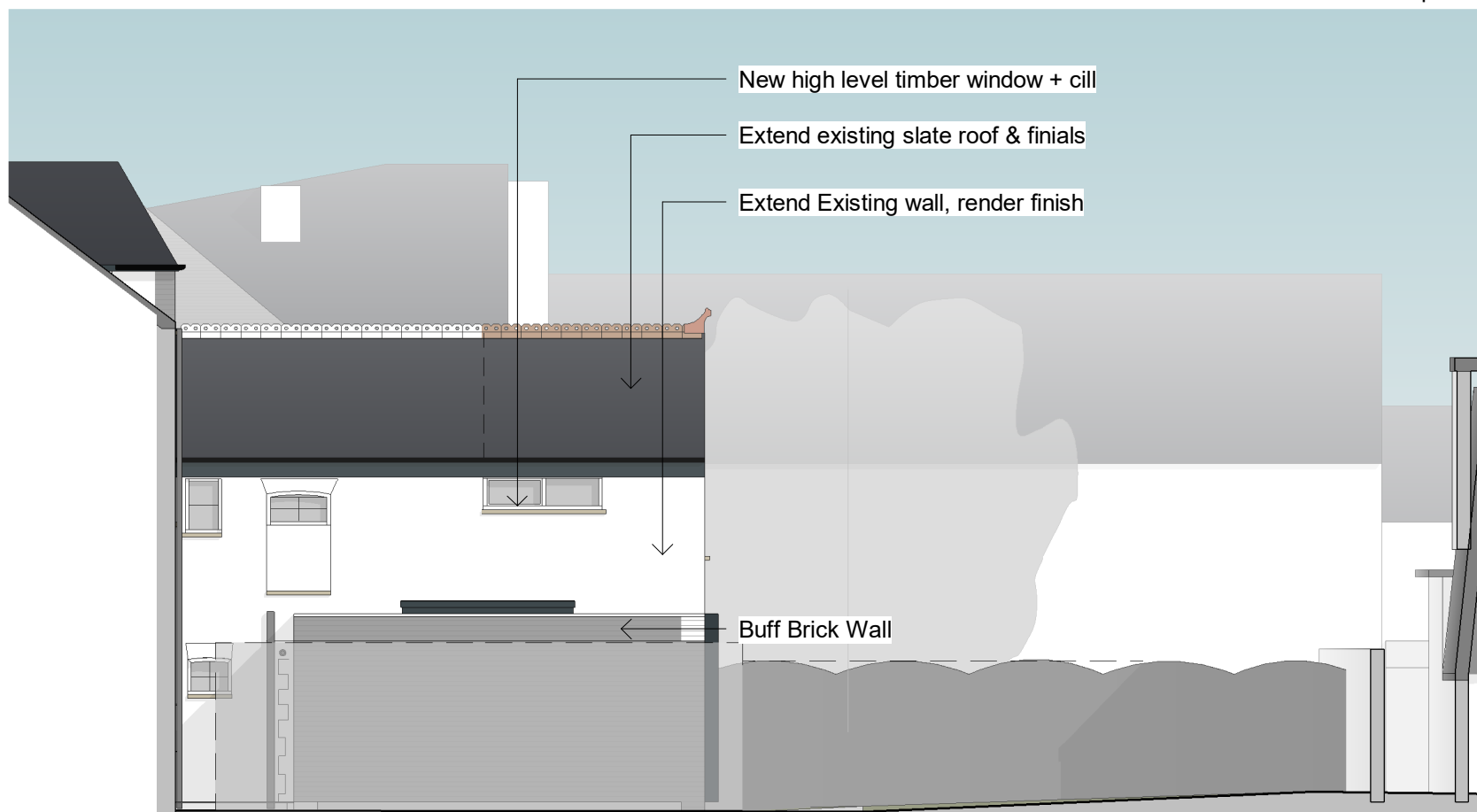


South (Sketch)
1 : 100

- RAL 7016 Aluminium Facade trim
- RAL 7016 Aluminium Sliding Folding Panel
- Buff Brick pier to match existing window surrounds
- Fixed Composite aluminium timber window



East (Sketch)
1 : 100



West (Sketch)
1 : 100

rev	description	Author	by	date
	first issue		-	

Cathedral Green
Gary and Caroline Hickinbottom

Proposed Elevations

job no.	drawing no.	rev	status	scale @ A3
189	A(P)-04		Planning	1 : 100

DOWNSMERRIFIELD architects

02921 672672 www.downsmerrifield.com

LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 20/03/2019

APPLICATION No. **18/03029/DCH** APPLICATION DATE: 03/01/2019ED: **LLANDAFF**

APP: TYPE: Listed Building Consent

APPLICANT: Mr & Mrs Hickinbottom

LOCATION: ST. PEBLIG, 1 THE CATHEDRAL GREEN, LLANDAFF, CARDIFF, CF5 2EB

PROPOSAL: PART DEMOLITION AT GROUND FLOOR AND NEW 2 STOREY REAR EXTENSION

RECOMMENDATION 1 : That subject to Cadw, Listed Building Consent be **GRANTED** subject to the following conditions:

1. C02 Statutory Time Limit - Listed Building
2. The development shall be carried out in accordance with the following approved plans:
 - A(P)-03
 - A(P)-04
 - A(P)-07
 - Heritage Impact Assessment Document dated Dec 2018 V3.

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. This consent relates to the application as supplemented by the information contained in the emails and attached information (relating to scheme details) from the agent dated 07/02/19.
Reason: The information provided forms part of the application.
4. Prior to any works (including demolition works) being carried out a methodology and specification for the works shall be submitted to and approved in writing by the Local Planning Authority and the works thereafter shall accord with the details approved.
Reason: To ensure that the finished appearance of the development is in keeping with the character of this listed building.
5. No development shall take place until large scale door/window details (inclusive of profile/ cross section within the building, mullions, transoms, glazing bar detail, glazing unit perimeter seal colour, opening method, material and finish) have been submitted to and approved in writing by

the Local Planning Authority. The development shall then be completed in accordance with the approved details and thereafter be maintained.
Reason: To ensure that the finished appearance of the building is in keeping with the character of this listed building.

6. No development shall take place until samples of the external finishing materials (including brick type, natural stone, roofing (which is to follow the same gauge, size and course arrangement as the original – natural slate) have been submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details and thereafter be maintained.
Reason: To ensure that the finished appearance of the building is in keeping with the character of this Listed building.
7. Unless otherwise agreed in writing by the Local Planning Authority samples of all reclaimed materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.
Reason: To ensure that the finished appearance of the development is in keeping with the character of this listed building.
8. Prior to the installation/re-instatement of any lintels, details of the method of installation of lintels and making good of walls/ceilings following the alterations to walls/ceilings shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved details.
Reason: To ensure that the finished appearance of the development is in keeping with the character of this listed building.
9. Prior to the application of any new render and/or mortar mix, the render and/or mortar mix shall be submitted to and be approved in writing by the Local Planning Authority. The building shall thereafter be completed to match the approved render and/or mortar mix prior to beneficial use of the development hereby approved.
Reason: To ensure for the appropriate finish to the listed building.
10. Any new rainwater goods shall be of cast iron or cast aluminium construction and painted to match the existing and shall match the section and profile of those on the existing dwellings.
Reason: To protect the character of the Listed Building.
11. Not development shall take place until large scale section roof details (scale 1:5 or 1:10) (including eaves detail, lead detail, glazed flat roof link detail and interface with existing building) have been submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved details and thereafter be maintained.
Reason: To ensure that the finished appearance of the building is in keeping with the character of this listed building.

12. The existing ridge tiles shall be re-used as far as is practicable and any new ridge tiles shall match the said existing ridge tiles.

Reason: To maintain the character and appearance of the building and the Conservation Area.

RECOMMENDATION 2 : That the applicant be advised that no works should take place on or over the neighbour's land without the neighbour's express consent and this approval gives no such rights to undertake works on land outside the applicant's ownership.

RECOMMENDATION 3 : Details of the requirements of the photographic survey can be found at – www.ggat.org.uk/archplan/arch_planning.html

RECOMMENDATION 4 : That the applicant be advised that this listed building consent does not override the need for planning permission to carry out the proposed works. Separate planning consent must be obtained from Cardiff Council's Planning Authority, prior to the commencement of any works.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

1.1 Listed Building Consent is sought for the construction of a two storey gabled roof extension which projects from the rear elevation of an existing two storey annexe. It is also proposed to construct a single storey flat roof extension to the side of the two storey structure. The single storey extension will occupy the space between the two storey structure and the communal side boundary shared with No. 3 The Cathedral Green. A small courtyard will remain between the main rear elevation of the dwelling and the proposed single storey extension.

2. **DESCRIPTION OF SITE**

2.1 The application site is a listed building, designated at Grade II in June 2003. The building is listed as a largely unaltered house by John Prichard and for its group value with other listed buildings around the Cathedral Green.

2.2 The application site is situated within the Llandaff Conservation Area, which is covered by Article 4 Directions removing some permitted development rights. The site is landlocked with no means of access to the rear. Immediately adjoining the application site to the north-west exists No. 3 The Cathedral Green, a dwelling house which is also a listed building and to the east, and south-east a restaurant (Summer Palace), tea rooms (Jaspers) and 1st floor residential flat, all of which are also listed buildings. To the south-west is the Llandaff Institute which is a locally listed building.

2.3 The neighbouring property to the north-west (No. 3 The Cathedral Green) has a large glazed conservatory along the side boundary with No. 1 (the application site) and a single storey slate roofed extension which projects from the gable end of an existing rear annexe.

- 2.4 The neighbouring properties to the east and south-east have courtyards, with Jaspers Tea Rooms using their space as an outdoor seating area. The 1st floor flat above the tea rooms also has a courtyard garden area.

3. **SITE HISTORY**

- 3.1 18/03028/DCH – Part demolition at ground floor and new 2 storey rear extension –planning application running concurrently with listed building application 18/03029/DCH
- 3.2 94/00219/W – Removal of chimney stack to r/o building – planning permission granted 12/04/94
- 3.3 89/00883/W – Replacement of original slate roofs at the above pair of semi-detached houses with non-asbestos slates on battens and felt – planning permission granted 07/11/89

4. **POLICY FRAMEWORK**

- 4.1 Relevant National Planning Guidance:

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning Policy Wales (Edition 10, 2018)
TAN 12: Design (2016)
TAN 24: The Historic Environment (2017)
Development Management Manual

- 4.2 Relevant Cardiff Local Development Plan Policies:

Policy KP 5: Good Quality and Sustainable Design
Policy KP 17: Built Heritage
Policy EN 9 Conservation of the Historic Environment

- 4.3 Relevant Supplementary Planning Guidance:

Residential Extensions and Alterations (2017)
Llandaff Conservation Area Appraisal (2006)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Council's Conservation and Listed Buildings Officer has considered the proposal in respect of the preservation or enhancement of the listed building and was involved in changes made to previous versions of the extensions as submitted at pre-application stage. No concerns have been raised subject to issues of material samples and architectural detailing whereby it is considered that the special interest of the building and its setting would be preserved. In respect of views, the proposed development is considered unlikely to represent unacceptable harm to the significance or the setting of the listed building. Glimpsed views from the listed building towards the roofline of Nos 1 and 3 from High Street would not be materially harmed.

5.2 The application was also advertised by way of a site notice and press notice.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Glamorgan Gwent Archaeological Trust has been consulted and comments as follows:

The proposal is for a small extension to the existing property line, the area of which has been disturbed by the adjoining later 20th century extensions and services. In our opinion it is likely that any evidence of Medieval or post-medieval activity would have been damaged or destroyed by the construction of the 1880 house and subsequent installation of services and hard landscaping. Given our understanding of the archaeological resources and nature of the proposed development, it is our opinion that the proposals are not likely to encounter any archaeological deposits and will not have an adverse impact on the listed building. It is also our opinion that there will not be a requirement for archaeological mitigation works and therefore, we have no archaeological objection to this application.

6.2 The Joint Committee of the National Amenity Societies has been consulted and no response has been received.

6.3 The Royal Commission on Ancient and Historical Monuments has been consulted and no response has been received.

7. **REPRESENTATIONS**

7.1 An objection has been received from Councillor P Hill-John who comments as follows:

As the ward Councillor, I would like consideration given to the fact this is a listed building within a cluster of listed buildings and proposes dense use of the location in close proximity to neighbouring buildings.

Within the Conservation Area, consideration should also be given to the visual impact, particularly of second storey development noticeable from surrounding locations, the courtyard of a well-established tea room, Jaspers or the High Street.

I would also like to make reference to the appeal decision on 52 Bridge Street, Llandaff, where the issue raised was of visual impact and the 'height and bulk which would create a development which would appear unduly overbearing when seen from the ground floor window'. The consequences of this proposal would have the same impact in number 3.

7.2 A valid petition of over 50 signatures has been received objecting to the application. (submitted by the occupier of No. 3 The Cathedral Green).

7.3 Neighbours have been consulted and one letter of objection has been received

from Lichfields Planning Consultants on behalf of the occupiers of No 3, The Cathedral Green. Also, letters of objection have been received from 18 Vaughan Avenue (see planning application No. 18/03028/DCH) and The Llandaff Institute. The full letters of objection can be found on the case file. A précis of the grounds of objection relating to this listed building application are as follows:

Lichfields Planning Consultants on behalf of the occupiers of No. 3:

- (i) Proposal represents a significant over development of a tight urban site.

Its scale and massing will have an overbearing impact, detrimental to the amenity of No. 3.

Both No. 1 and No. 3 are large properties and both have ground floor extension which currently cause no concerns with overlooking, scale or massing.

The proposed single storey flat roof element seems incongruous on a listed building characterised by steep pitches, it is less discernible than the two-storey element which is overbearing in its height, massing and scale.

- (ii) Overbearing impact and loss of amenity.

Pre-application discussions took place at No. 1, but no officer from Cardiff's planning team has yet to view the proposals from No. 3.

The plans and illustrations presented seem to show a reasonably scaled intervention, but these are viewed from above looking down. A visit to the property demonstrates that these do not depict the true extent of the scale and massing of the proposal and in no way shows the impact of the extension on No. 3.

Photographs and the proposals superimposed onto existing views (see appendix 1 of objection) show the impact the proposal would have upon various rooms at No. 3. They demonstrate the significant adverse impact from loss of sunlight, and light more generally, overshadowing and unacceptable overbearing effect.

The proposal is out of accord with a range of national and local planning policies and contrary to the Council's conservation guidance.

- (iii) Policy considerations

Local Development Plan Policy KP 5 highlights the importance and significance of 'responding to 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'. A lack of consideration of this policy can result in unacceptable development, as in this case, causing overshadowing and overbearing effects on

neighbouring properties.

Council's Residential Extensions and Alterations SPG highlights how side return extensions can have an 'overbearing impact' on an adjacent property. It carries significant weight in determining applications in relation to the delivery of national policy (PPW Edition 10). The SPG acknowledges the importance of considering scale, height, massing and density of a residential extension, by development being 'set in from the end gable of the building to ensure it is subservient to the existing dwelling'. To avoid overbearing, the extension will need to be limited in depth and width and be 'considered in relation to the character and context of the original house'.

The proposal at No. 1 would not be subordinate to the existing dwelling.

In planning policy terms this is sufficient justification to warrant a refusal of the scheme.

(iv) Conservation and Heritage

National policy (PPW) acknowledges the importance of good design and recognises in conservation areas development 'may need a greater level of direction from the local planning authority' to assist in 'preserving or enhancing their character and appearance'.

PPW is supported by Technical Advice Note (TAN) 12: Design which emphasises the importance of Local Planning Authorities to 'make full use of SPG in the form of design guidelines and development briefs to bind policy to practical opportunities for enhancement', when linking conservation policies to wider urban design and regeneration strategies.

National policy and advice notes affirm the importance of using the Council's Residential Guidance SPG within the context of the Llandaff Conservation Area.

The Llandaff Conservation Appraisal provides some extension guidance, and clearly questions the need to consider how an extension will affect a neighbouring property, encourages dialogue between neighbours (this did not occur in this instance) and states that development will be resisted where ...'it would....significantly dominate neighbouring properties. This proposal dominates and is overbearing (see visuals).

Conservation areas and listed buildings should have material consideration with regard to the loss of view or vista, public or private, whether to or from a street or a house. 'Llandaff is rich in vistas which lead the eye....on plan and in the vertical, from space to space.... Revealing only part of buildings.'

The proposal decimates the pleasing outlook from every rear window in No. 3.

One of the delights of Llandaff is to glimpse views of elements such as stone chimneys or roof finials. Currently views of No. 3 can be glimpsed from the High Street, these will be blocked by the massing and bulk of the proposal. The Council's appraisal contends that the preservation of these vistas is crucial to retaining the semi enclosed character and townscape of Llandaff Conservation Area.

The listing of no's 1 and 3 are due to group value, but their rear elevations are important and the buildings are listed in their entirety. Great care should be taken in determining proposals which change the buildings appearance and character. This includes how a heritage asset is experienced from within – sunlight and views being a critical element of character and not just about visual appearance. No. 3 would be irrevocably changed if this extension proceeds.

The Appraisal identifies continued pressure to alter and extend in Llandaff as an issue and should be within acceptable limits. An extension should be designed to harmonise with the original form and character of the house. The flat roof is incongruous and lacks unity and impacts upon the buildings heritage and is discouraged in the Residential Extensions SPG. Its massing is 'at odds' with the pitched roof form of both houses. The proposed finished level of the flat roof is above the neighbouring brick wall and rises above No. 3's living room contributing to the loss of amenity and overbearing impact. At a minimum, its height should try to align with the neighbouring eaves.

The application details seem to be contradictory in that the age of the previous extension and alterations, however, what remains is the mirror image annexes of the two properties, at second storey level: a feature that has survived and which is the last element that shows symmetry at the rear, evidence that the properties were built as a pair – and raises questions about whether this should be overlooked in favour of a proposed extension that is far from 'well-mannered'.

(v) Conclusion

The proposed extension by virtue of its form, scale and massing and cumulative impact constitutes an inappropriate form of development. It would detract from views within the Conservation Area, result in unacceptable and irrevocable changes to a listed building and would blight another. It would have a significant overbearing impact on No. 3 and result in an unreasonable loss of amenity. It would have a detrimental impact on the character of a listed building and significantly impair the occupiers of No.3 enjoyment of their property.

In summary, the proposal is contrary to the Council's own SPG on Householder Extensions and conflicts with the aims of the Llandaff Conservation Area Appraisal which seeks to protect and enhance the character and appearance of the unique and delicate landscape and townscape that surrounds the Cathedral and the historic patterns of

development that characterise Llandaff.

The current proposal forms an inappropriate and unacceptable form of development and it is requested that these applications be refused.

Llandaff Institute

- (vi) Two letters of objection have been received from the Management Committee of the Llandaff Institute (one for planning application no. 18/03028/DCH and one for listed building application no. 18/03029/DCH).

The proposed development would result in a loss of a substantial portion of the rear garden and its position would have an overbearingly negative impact on all adjoining properties.

It is noted that the Council refused a similar extension at 52 Bridge Street which was upheld recently at appeal. In that case, the overbearing visual impact on a neighbouring property was crucial to the decision.

The occupants removed a large listed beech tree (with TPO consent), any replacement tree would be lost due to the development. The proposal has not been discussed with any neighbours in advance of the submission.

The occupants since they moved in (2016) have made numerous complaints of noise to the Llandaff Institute and the adjoining Chinese Restaurant (Summer Palace). We are concerned that the development will mean the two storey element will be in close proximity to the Llandaff Institute.

Concern is raised that without adequate insulation the developments close proximity will result in potential further noise complaints.

The rear garden of the site has no separate entrance to permit delivery of building materials and disposal of part of the building to be demolished. There is a small paved area to the front of the property, but it is sited next to the turning and the road has double yellow lines. Given the restricted and limited parking in the area and its conservation status, concern is raised over how building materials will be delivered, stored and demolished materials removed, undoubtedly some disruption will be caused.

- 7.4 The Llandaff Conservation Group comments that this is a listed building within a cluster of listed buildings and proposes dense use of the location in close proximity to neighbouring buildings. The Group would be concerned if any visual impact, particularly of second storey development noticeable from surrounding locations or the High Street, adversely impacts on the visual quality of the Conservation Area. We would also like to make reference to the appeal decision on 52 Bridge Street, Llandaff, where the issue raised was of visual impact and the 'height and bulk which would create a development which

would appear unduly overbearing when seen from the ground floor window.

7.5 The Llandaff Society objects to the proposal. The full letter can be found on the case file. A précis of the grounds of objection relating to this listed building application are as follows:

- (i) The matching pair of houses at Nos: 1 and 3 Cathedral Green have symmetrical 2 storey pitched roof additions to the rear. No 1 had pine end chimney removed and first floor window inserted and a lean-to extension built. No 3 has a well-designed single storey extension to the rear and a glass atrium adjacent to the boundary wall between the two houses.
The proposal would result in a loss of substantial portion of the rear garden.
Due to its scale massing and position in the centre of the inside curve of this distinctive terrace, the proposal would have an overbearing and negative impact on all adjoining properties.
- (ii) Concern is raised that an even larger extension was considered at pre-application stage and that the design process of the current scheme of modern at ground floor and traditional at first floor is not a satisfactory way of extending this listed building which respects its tightly constrained setting.
A rear addition like No. 3 would produce a more acceptable solution and would retain the symmetry and reduce the overall impact of the scheme on surrounding properties.
- (iii) Proposed first floor would be intrusive in views from High Street. The mature Beech tree which used to grace the rear garden has been felled, so the impression would now be of a jumble of buildings dominating the amenity space behind the listed terrace. Surrounding properties all derive light from this currently open area.
- (iv) The proposal would be an un-neighbourly development causing overshadowing and taking light from No. 3 and the flat above Jaspers Tea Rooms and its rear garden used by clients.
- (v) An appeal at 52 Bridge Street was upheld recently at appeal. In that case, the overbearing visual impact on a neighbouring property (in a straight terrace, not an inwardly curved one) was crucial to the original and the appeal decision.
- (vi) The Society was disappointed that the proposal was not discussed with neighbours in advance of submission, although the agent had discussed plans with the Local Planning Authority. Neighbours could have been consulted, the above appeal taken into account and the proposal modified to take into consideration neighbour concerns.
- (vii) The proposal will be closer to the Llandaff Institute and could raise a further complaint by the applicant about noise. Their initial complaint led to significant expenditure for the Institute. The proposal would box in the rear of the Summer Palace restaurant even more and we understand the restaurant has incurred costs installing a new flue for their kitchen following complaints from the owners of No.1.

Llandaff Society urges the Council to refuse this application unless it is

modified by removing the proposed first floor addition.

7.6 The agent for the scheme has responded to the objections raised. The full letter can be found on the case file. A précis of the response is as follows:

- (i) As a result of our comprehensive pre-application discussions and feedback from the conservation officer, the issues have been adequately explored. It is disappointing to see the objection from neighbour who was consulted at the time, but believe that the objection is not sufficient to amend the earlier advice given to us by the Council.
- (ii) Impact of views from neighbour property –
Looking sideways any rear extension to No.1 will impact on side windows to neighbours property. Therefore, side windows to new buildings have obscure glazing. There is no right to a view. Diagonal views from rear facing windows will be affected by extension from 39' down to 25'. Views of the adjacent café garden and client's garden will be obscured. The view straight down neighbour's garden and distant views will be unaffected.
- (iii) Overlooking –
The proposed extension will not overlook No. 3 as side windows will be at high level and can be obscurely glazed. Windows at end of first floor extension look towards a non-residential property, almost 12m away and which are at high level and do not overlook No. 1.
- (iv) Overshadowing –
There is no loss of sunlight as shown in solar impact study (diagrams submitted) during summer or spring/autumn equinox. There is some minor shading for 1 hour before 10am in the winter, but is hardly altered by the proposal.
- (v) Scale –
It is suggested that the size of the extension is 'out of scale' with surroundings. This was discussed at pre-application stage and the original scheme has been considerably reduced to the current application which the conservation officer found acceptable.
The existing house has been extended by 13.5 sq m (37 cu m) on the ground floor and by 11.5 sq m or 37 cu m on the upper floor. Total volume 74 cu m.
Total existing house volume is 734 cu m so extension adding only 10% - this is not excessive and the extension has been designed to retain as much garden amenity area as possible.
The neighbour has 30 sq m ground floor extension with a volume of 126 cu m. The extension is 9.4 m beyond the original house line filling much of the garden and much larger than the proposal agreed with the conservation officer. (see dimensions on submitted drawing).
The neighbour also has a glass roofed extension which will be difficult to maintain within his property. The applicant has created a courtyard and flat roof alongside to ensure gutter and the glass roof maintenance if

required. The neighbour did not object at the time.

(vi) Design –

The extension has been designed with the first floor extension of the roof in character with the existing property including the re-installment sash window and extending the roof ridge and finial detail.

These will maintain the views from the high street of the traditional character of the area.

The flat roof 'contemporary portion was discussed in detail and agreed to be part of the house's development over time. The flat roof allows maintenance and avoids a difficult junction which a lean to or pitched roof would create. The ground floor is distinctly contemporary, but with complementary materials and detailing.

8. **ANALYSIS**

8.1 The general duty placed on Local Planning Authorities when considering proposals relating to listed buildings is to have special regard to their preservation, setting and any elements of architectural or historic merit which they may possess. The key issue is the effect that the proposed works would have upon the structure, character and appearance of the listed building. External impacts upon amenity, the setting of adjacent listed buildings or the character or appearance of the conservation area are not considered under this listed building consent application, but are fully discussed within the concurrent planning application 18/03028/DCH.

8.2 The proposals relate mainly to external alterations to the building. The main proposals are stated below:

(see Heritage Impact Assessment, brief Schedule of Works and plans which accompany this application for further details).

8.3 Proposed Works

- Demolition of modern single storey rear extension
- Contemporary designed extension at ground floor, with insertion of lintels and alterations to walls. Areas affected of little historic value.
- Extending of existing gable at first floor, with insertion of lintels and alterations to walls (areas affected will be include a new natural slate roof and timber windows which represent an enhancement compared to the uPVC versions they will replace).
- Insertion of new bathroom, with formation of new doorway and blocking up existing door (areas affected have minimal historic value).
- Rendering of rear extension with some brick work to be lost.

8.4 It should be noted that originally the property did not have a rear extension at ground level. Therefore, existing alterations are evident at the property, some of which are unsympathetic to the original building, but pre-date the listing in 2003.

8.5 The affected areas of the interior of the listed building possess limited

architectural features of merit. Minimal intervention will be required when fixing new partitions and making good alterations to internal walls are not considered excessive and the listed building's historic integrity will be retained. Internal finishes proposed are appropriate for the building to continue in a good state of repair. The internal alterations will not adversely affect the original layout or understanding of the listed building and are acceptable.

- 8.6 The above are not considered to have a detrimental effect on the listed building and are located in areas where no distinguishing features worthy of retention are situated. There is minimal intrusion into the existing external historic fabric.
- 8.7 The proposals have been considered against Planning Policy and the statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It is considered that the proposals will preserve the special interest of the listed building as they do not compromise the historic integrity of the building and no features of significance will be detrimentally affected.

Third Party Representations

- 8.8 In respect of the third party representations which have not already been addressed in the report:

The request to consider the appeal decision at 52 Bridge Street has been noted, however this is not relevant to this LBC application.

The case officer has now visited neighbouring properties, except the Llandaff Institute.

Some comments raised are not considered to be material planning considerations. As noted above, other amenity, design and setting issues are addressed within the report for the planning application 18/03028/DCH.

Other Considerations

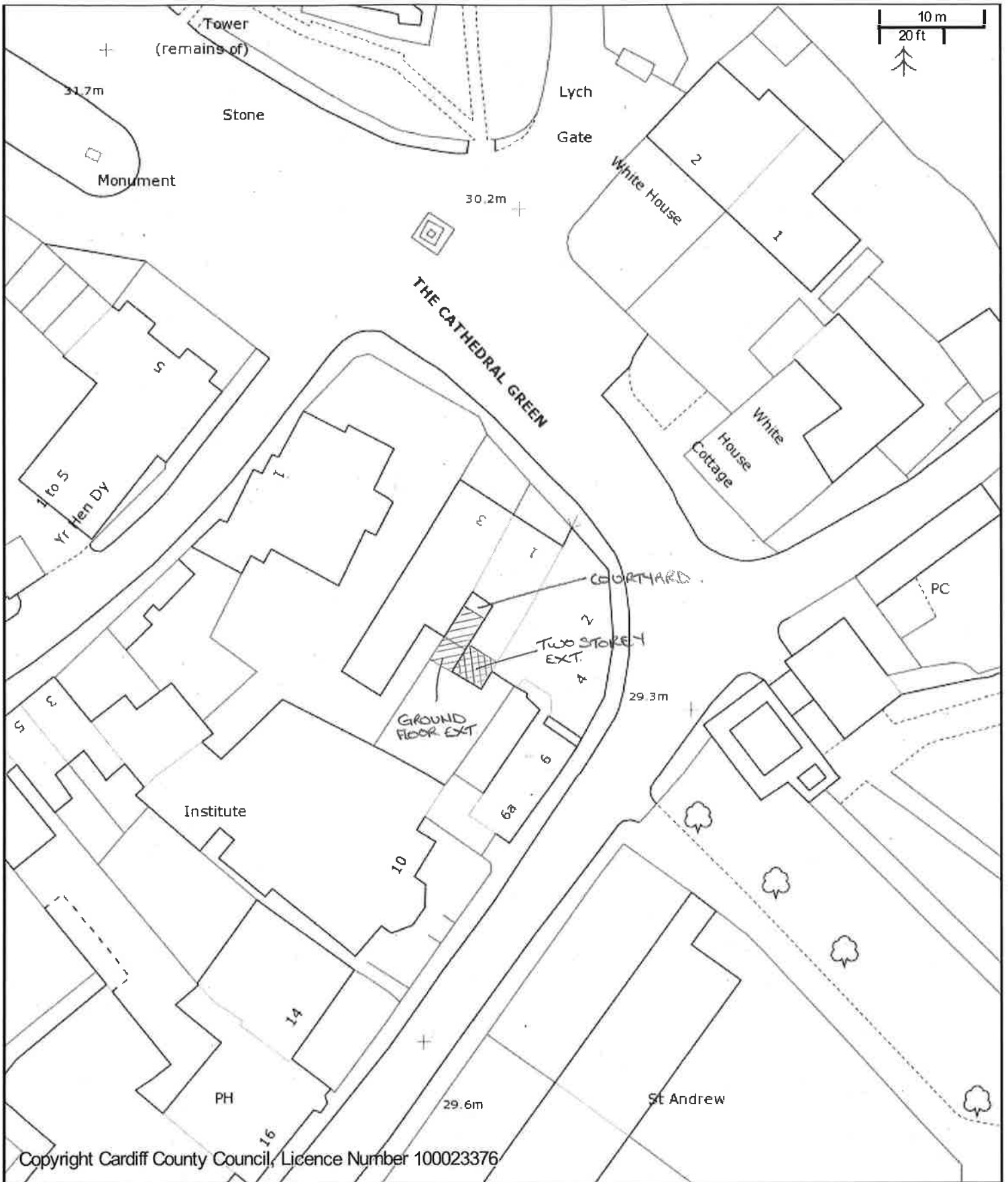
- 8.9 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty 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.
- 8.10 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.

- 8.11 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.
- 8.12 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.

9. **Conclusion**

- 9.1 Having regard to the policy context above, the proposal is considered to be acceptable and Listed Building Consent is recommended subject to conditions, for the reasons stated above.



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CHIEF EXECUTIVE

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 **ST. ANDREW, THE CATHEDRAL GREEN, LLANDAFF**

Scale: 1:500 **DO NOT SCALE**

Date: 27/2/2019 at 9:13 AM

Coordinates: **ILLUSTRATIVE PURPOSES ONLY**

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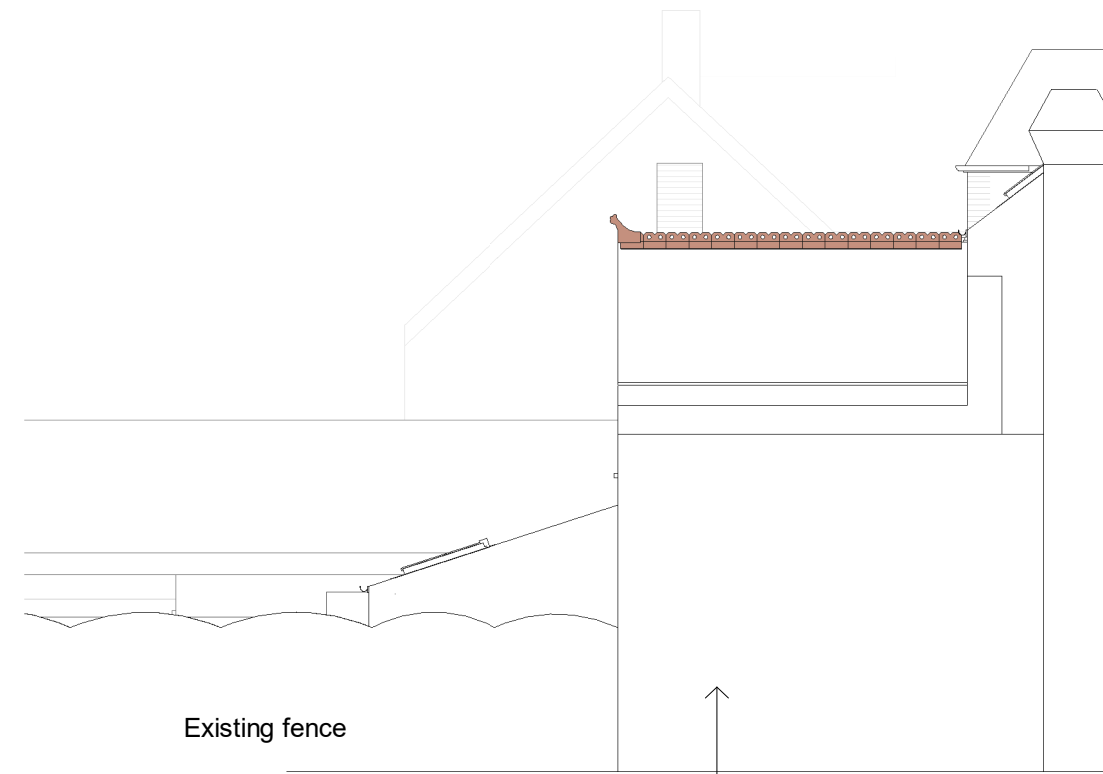
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3D Existing



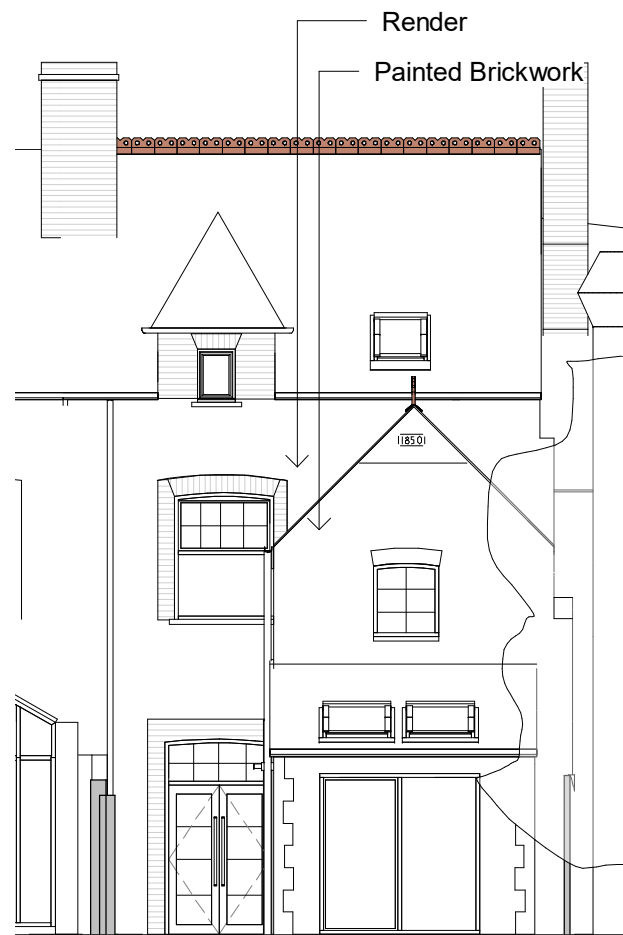
North Existing
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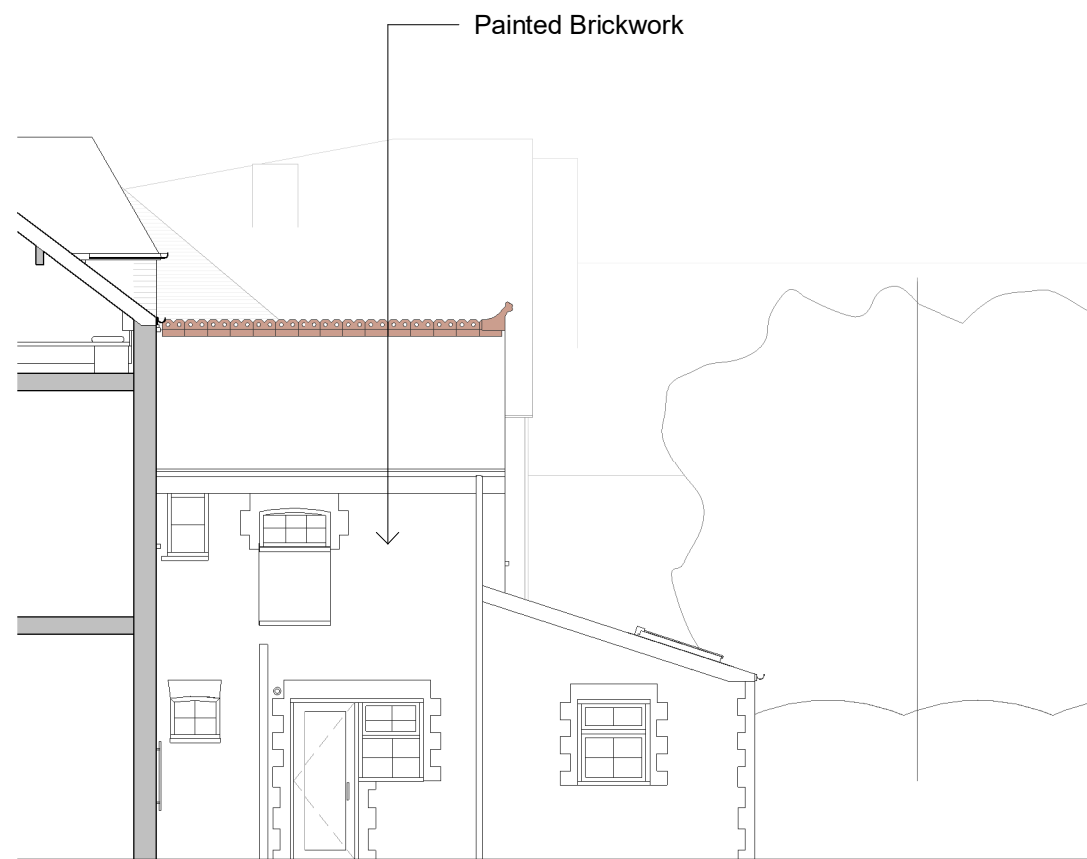
Existing fence

East Existing
1 : 100

Stone Wall



South Existing
1 : 100



West Existing
1 : 100

rev	description	Author by	10/27/16 date
	first issue		

Cathedral Green
Gary and Caroline Hickinbottom

Existing Elevations

job no.	drawing no.	rev	status	scale @ A3
189	A(P)-02		Planning	1 : 100

DOWNSMERRIFIELD architects

02921 672672 www.downsmerrifield.com

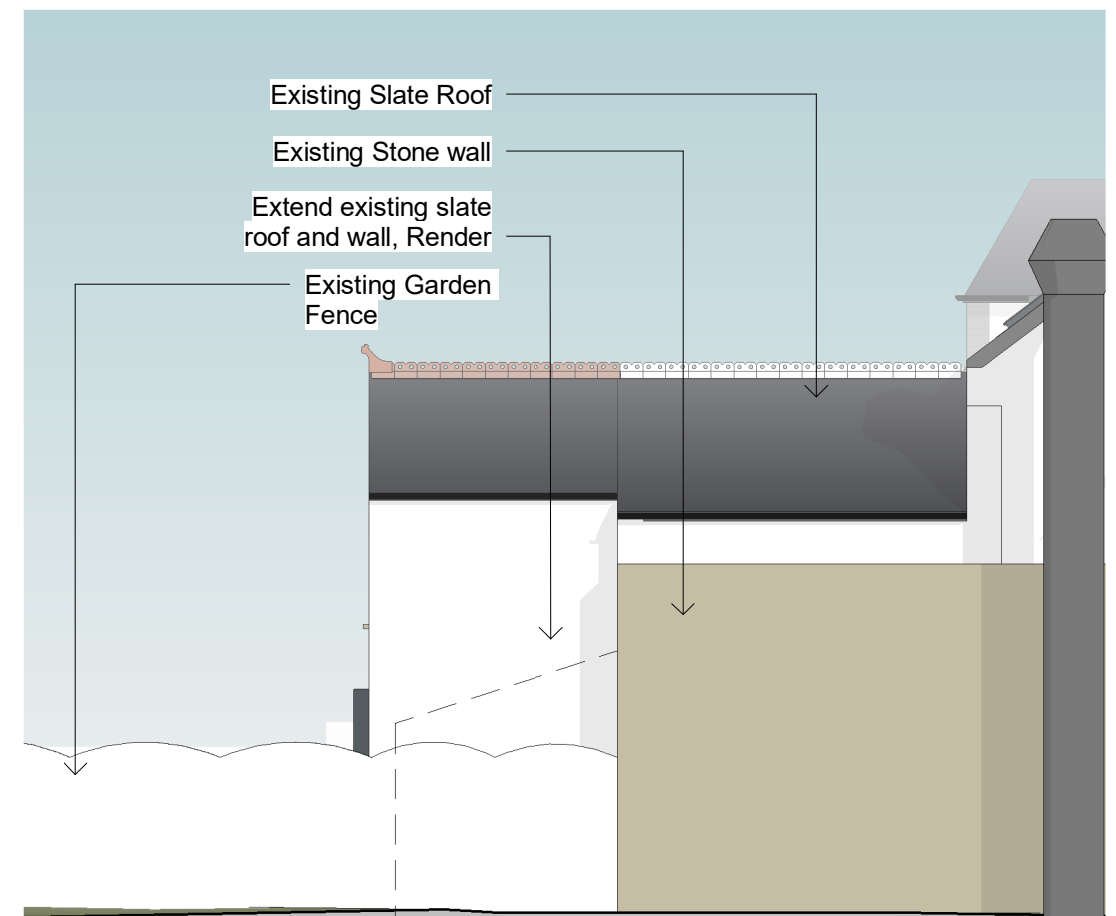


North (Sketch)
1 : 100

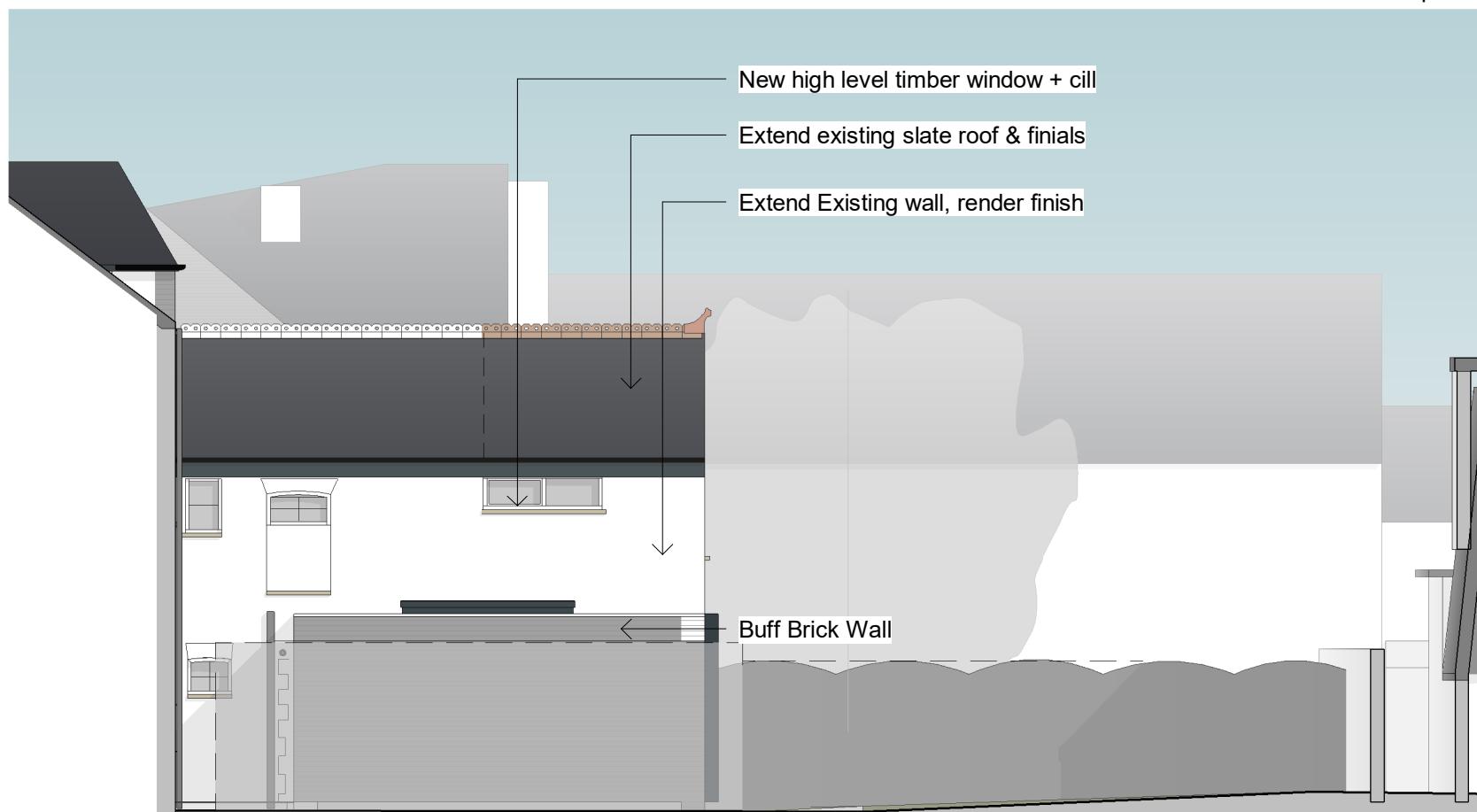


South (Sketch)
1 : 100

- RAL 7016 Aluminium Facade trim
- RAL 7016 Aluminium Sliding Folding Panel
- Buff Brick pier to match existing window surrounds
- Fixed Composite aluminium timber window



East (Sketch)
1 : 100



West (Sketch)
1 : 100

rev	description	Author	by	date
	first issue		-	

Cathedral Green
Gary and Caroline Hickinbottom

Proposed Elevations

job no.	drawing no.	rev	status	scale @ A3
189	A(P)-04		Planning	1 : 100

DOWNSMERRIFIELD architects

02921 672672 www.downsmerrifield.com

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PETITION & AM OBJECTION

COMMITTEE DATE: 20/03/2019

APPLICATION No. **18/02699/DCH** APPLICATION DATE: 22/11/2018ED: **LLANDAFF NORTH**

APP: TYPE: Householder Planning Permission

APPLICANT: Mr Powell

LOCATION: SYCAMORE LODGE, GABALFA ROAD, LLANDAFF NORTH,
CARDIFF, CF14 2JJ

PROPOSAL: RETENTION OF TWO STOREY EXTENSION AS BUILT

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

1. The extension, by virtue of its scale and siting is considered to have an unduly overbearing and dominating effect on the occupiers of 8 – 12 Copleston Road, contrary to Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission to retain a two storey extension that is in the process of being constructed to the side of an existing detached residential dwelling known as Sycamore Lodge. Works have been put on hold pending the outcome of this planning application.
- 1.2 The extension will provide an extended living room/kitchen and utility room on the ground floor and two bedrooms and a bathroom on the first floor.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey detached building located within the Llandaff North Ward of Cardiff. Access is via a lane between 39 and 41 Gabalfa Road, Llandaff North, Cardiff.

3. **SITE HISTORY**

17/2612DCH - Two storey extension. Approved 18th December 2017

18/928DCH – Discharge of Condition 4 of Application 17/2612DCH. Condition discharged 23rd May 2018

4. **POLICY FRAMEWORK**

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

4.2 Relevant National Planning Guidance:

Planning Policy Wales (Edition 10, 2018)
Planning Policy Wales TAN 12: Design
Planning Policy Wales TAN 21: Waste

4.3 Relevant Cardiff Local Development Plan Policies:

Policy KP5 : Good Quality and Sustainable Design
Policy W2 : Provision for Waste Management Facilities in Development

4.5 Relevant Supplementary Planning Guidance:

Waste Collection and Storage Facilities (2016)
Residential Extensions & Alterations (June 2015)

5. **REPRESENTATIONS**

5.1 Neighbours have been notified and 8 objections have been received from neighbouring occupiers and residents living in Copleston Road and Gabalfa Road. A petition of 52 signatures has also been submitted in respect of the application. A summary of the objections are as follows:

1. Loss of privacy as a result of windows in the extension;
2. Overbearing effect of the extension upon the rear gardens of residents in Copleston Road;
3. Overdevelopment of the site
4. Loss of sunlight and overshadowing;
5. The extension is not subservient to the main dwelling

5.2. Julie Morgan AM has written to support the local residents objection to the application and trusts that the application will be presented to Planning Committee for consideration.

6. **ANALYSIS**

6.1 This application has been submitted as a result of an enforcement investigation. Complaints were made in respect of an extension being undertaken to the property. Whilst planning permission had been granted for the erection of a two storey extension to the property upon examination of the development taking place it was found that the extension was not being built in accordance with the approved plans as the footprint was slightly larger than approved and that the siting of the extension was closer to the rear boundary of the site. As a consequence of the deviations the owner was advised that the matter could not be dealt with as an amendment to the original planning permission and that a new planning application would be required. This application has therefore been submitted in an attempt to regularise the matter and seeks to retain the extension as built.

6.2 To provide background to this application it should be noted that in August 2017 a Pre Application Enquiry was submitted to the Council seeking its views on the erection of a two storey extension to the side of the existing dwelling. Following consideration of the scheme the applicant was advised, amongst other issues, that any such submission should consider the introduction of a hipped roof design along the

boundary with Copleston Road and that it would need to be set off the boundary with 10 and 12 Copleston Road by a minimum of 2.5m. It should also be noted that Pre Application advice is provided without prejudice to the consideration of a formal planning application and is not legally binding on the Council.

- 6.3 On 31st October 2017 (and following the advice provided) a planning application was submitted which sought planning permission for a two storey extension. The submitted plans showed a two storey extension to the side of the original dwelling measuring approximately 5.6m at first floor level on the boundary with 10 and 12 Copleston Road approximately 9.m long. It contained a hipped roof design and was sited 2.5m off the boundary with 10 and 12 Copleston Road. Planning permission was subsequently granted on 18th December 2017, subject to conditions.
- 6.4 When it became apparent that the extension was not proceeding in accordance with the approved plans all works on site ceased and this planning application was submitted in an attempt to regularise the current breach of planning control and retain the extension as built.
- 6.5 The key issues are the effect of the extension as built upon the character and appearance of the area and on the living conditions of neighbours. The main differences between the extension approved under planning application 17/2612DCH and the extension as built relate to the siting of the extension. The extension as built is 150mm narrower, 200mm longer and sited 1.75m off the rear boundary with the properties on Copleston Road.
- 6.6 In respect of the erection of an extension to the property Policy KP5 of the adopted LDP is considered relevant. Further guidance can also be found in the adopted Cardiff Residential Extensions & Alterations Supplementary Planning Guidance.
- 6.7 Policy KP5 of the LDP advises that to help support the development of Cardiff as a world-class European Capital City, 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. This is a prescriptive policy whereby as long as relevant criteria is met there is unlikely to be any objection to such proposals. In this respect the following criteria is considered relevant:
- x) Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;*
- 6.8 The approved Supplementary Planning Guidance on Residential Extensions and Alterations further expands on this Policy and aims to provide a rationale for how the Council will assess applications for extensions and alterations to residential properties. Of relevance to the planning application the subject of this planning application would be Paragraphs 7.25 to 7.40.
- 6.9 Paragraph 7.25 of the SPG advises that *“Extensions should not result in adverse loss of privacy to your neighbours. Windows in an extension must therefore be positioned carefully. First floor side windows, which look directly across to your neighbour’s property or garden, should generally be avoided or be obscurely glazed and non-opening. If this is the only window in the room it should only sensibly serve a landing or bathroom.”* The concerns with respect to loss of privacy are noted however the only window which directly overlooks adjoining rear gardens is the rooflight in the rear elevation of the extension. As

this is a high level window with a cill height over 1.7m above internal floor level it is not considered that this window would cause any loss of privacy to adjoining neighbours.

- 6.10 Paragraphs 7.26 and 7.27 advise that “*Extensions should not be overbearing to your neighbours or result in an unacceptable loss of daylight or sunlight to neighbouring properties.*” and “*As a general rule, two-storey extensions should not be positioned very close to the boundary adjacent to the garden of a neighbour’s property. Generally, two storey rear extensions should not come nearer than 2 metres of a boundary that forms a party wall between terraced and semi-detached properties and 1 metre of other boundaries. Two storey extensions if appropriate should be subservient to the main dwelling and be limited in depth, width and height so as to avoid an overbearing appearance, significant overshadowing and loss of privacy.*” In respect of loss of sunlight and daylight this is covered in paragraphs 6.11 – 6.13 of this report. With respect to the extension having an overbearing effect on the neighbouring properties in Copleston Road it should be noted that the design of the extension is almost identical to that which had received planning permission and is therefore considered to be subservient to the main host dwelling. However due to the siting of the extension being only 1.75m off the rear boundary with 8-12 Copleston Road it is felt that the extension now has an unduly overbearing and dominating effect on the occupiers of these properties.
- 6.11 Paragraphs 7.28 - 7.40 take into consideration the 25 and 45 degree rules. These relate to the assessment of sunlight and daylight based on the BRE guidance in Site Planning for Daylight and Sunlight - a guide to good practice. The SPG advises that developments which do not meet these standards will be resisted without further justification or other reasonable measures being in place to provide adequate light. The standards apply equally to impacts on both new and existing buildings, and should be assessed accordingly. The standards will not apply to affects resulting from the height of minor gables. Where the standards are not being met, ways to improve the situation to the required standard will be sought.
- 6.12 In respect of the 25 degree rule this relates to windows facing other buildings or relevant structures. A significant building or structure will be obstructing reasonable light to a relevant window if it breaks a line projecting up from the centre of the relevant window 25 degrees from the horizontal. If obstruction occurs, applicants will be required to provide proof that windows will not be adversely affected by this structure by quantifying the daylight using the Skylight Indicator or Waldram assessments set out in the BRE publication. The measure of daylight reaching a window should not fall below 27%. Software applications exist to help with such an assessment. Having undertaken an assessment of the extension as built the 25 degree rule is not breached.
- 6.13 With respect to the 45 degree rule this second assessment relates to any extensions from an existing building line, and windows affected by this extension. As Sycamore Lodge is a detached stand-alone development then this rule is not applicable in this instance.

7. **CONCLUSION**

- 7.1 In summary the main differences between the development approved under planning application reference number 17/02612DCH and the extension the subject of this planning application relate to the siting of the extension and the subsequent impact it has upon the occupiers of 8 to 12 Copleston Road. Whilst it is noted that the extension is only approximately 0.8m closer to the common boundary shared with the neighbouring properties, in light of the previous pre-application advice given and policy/guidance contained within both the Cardiff Local Development Plan and the Cardiff Residential Extensions and Alterations Supplementary Planning Guidance it is considered that the extension, as built, has an unduly overbearing and dominating effect upon the occupiers of the properties situated to the rear in Copleston Road. As a consequence the Council is unable to support the current application.

8. **OTHER CONSIDERATIONS**

- 8.1 Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes 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.
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- 8.3 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.

9. **RECOMMENDATION**

- 9.1 Having taken all of the relevant factors into consideration it is concluded that in this particular instance there are sufficient grounds to refuse this application. It is therefore recommended that planning permission be refused.



- existing house —
- existing out building (demolished) —
- approved two storey extension —
- as built extension —
- as built out building —

N

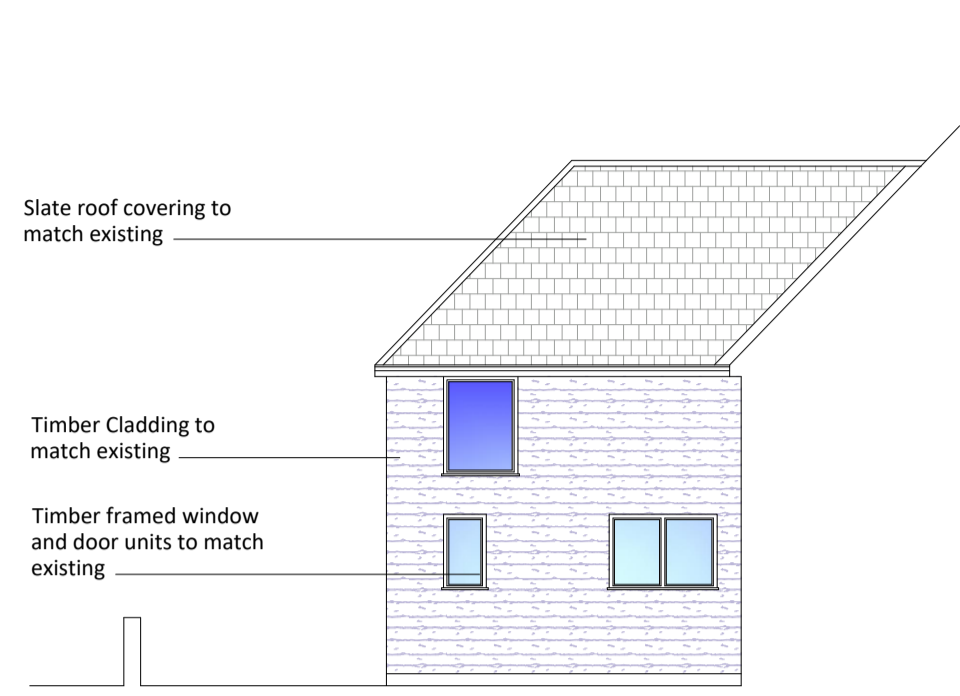


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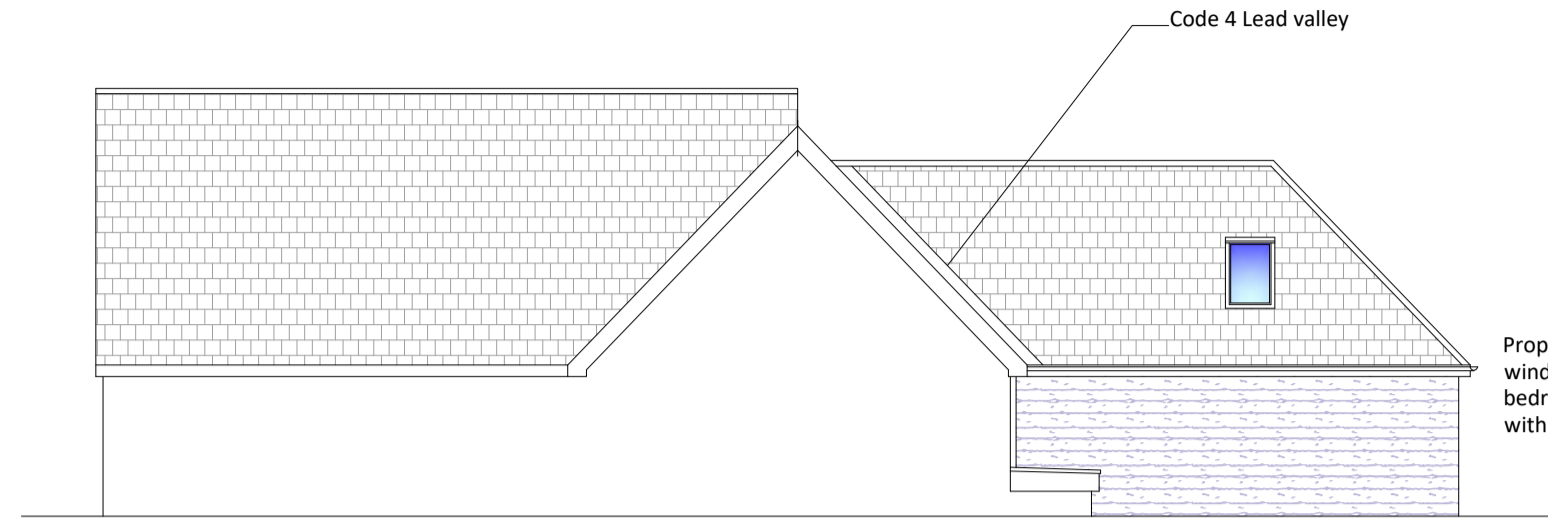
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Proposed Two Storey Extension
 at
 Sycamore Lodge
 Gabalfa Road.
 Llandaff North
 CF14 2JJ

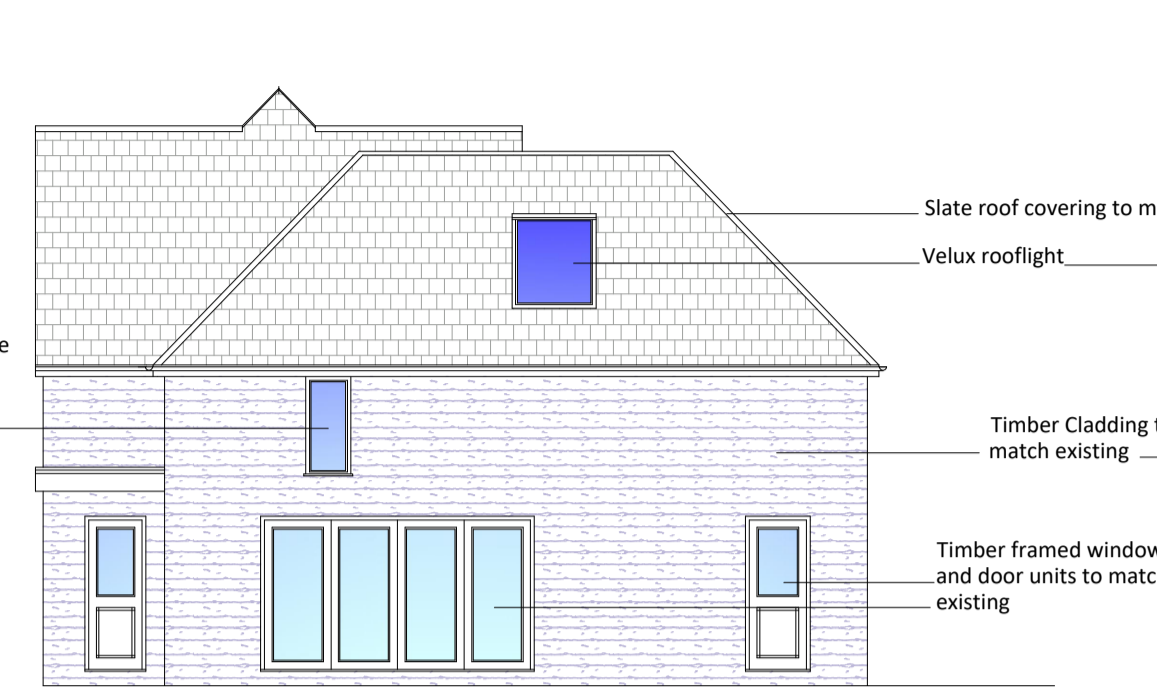
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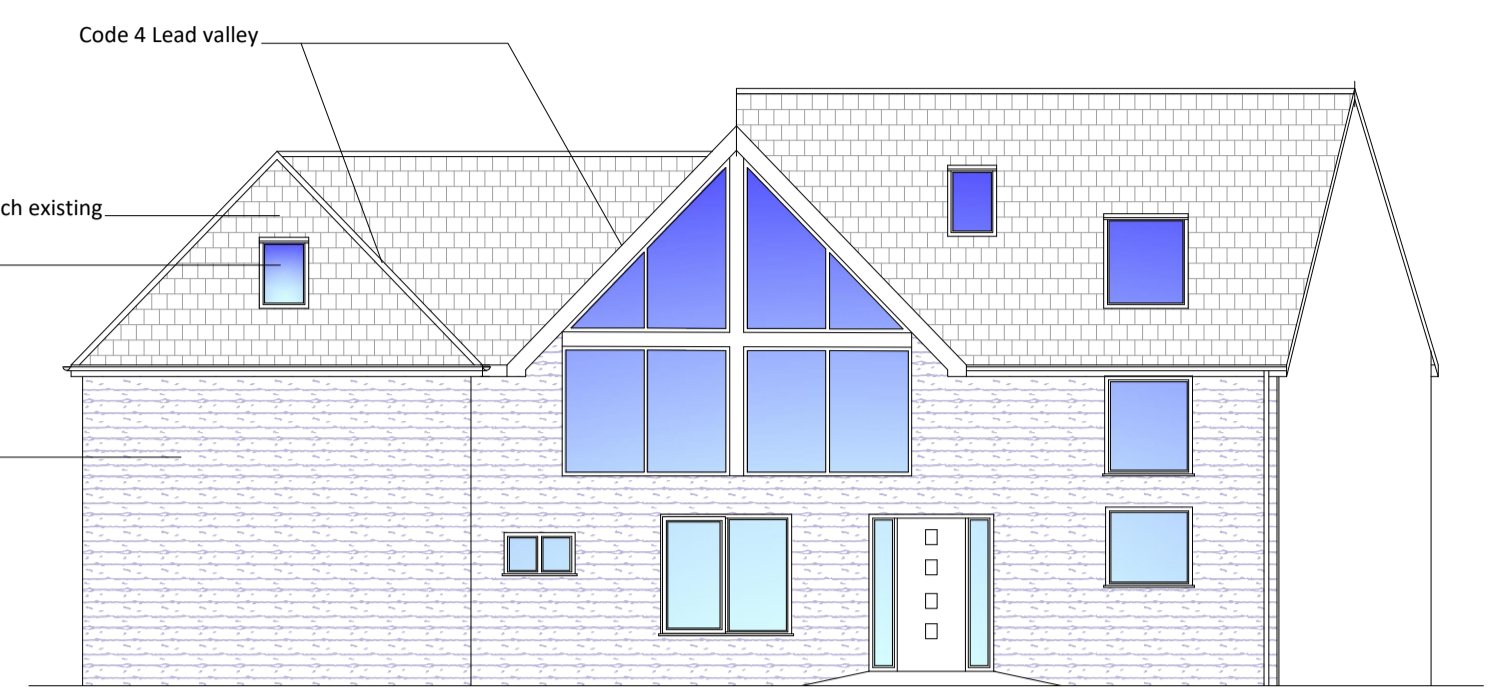
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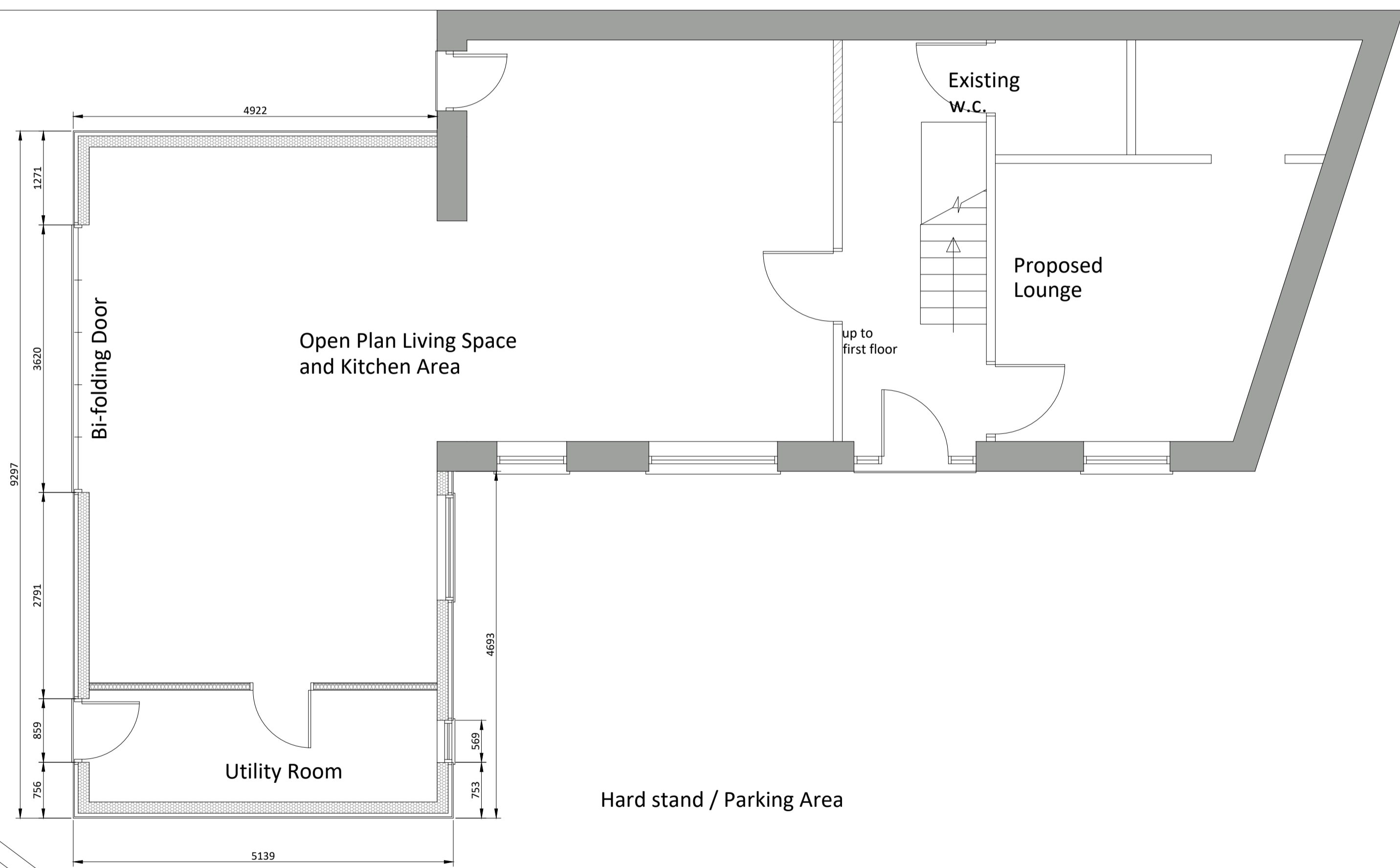
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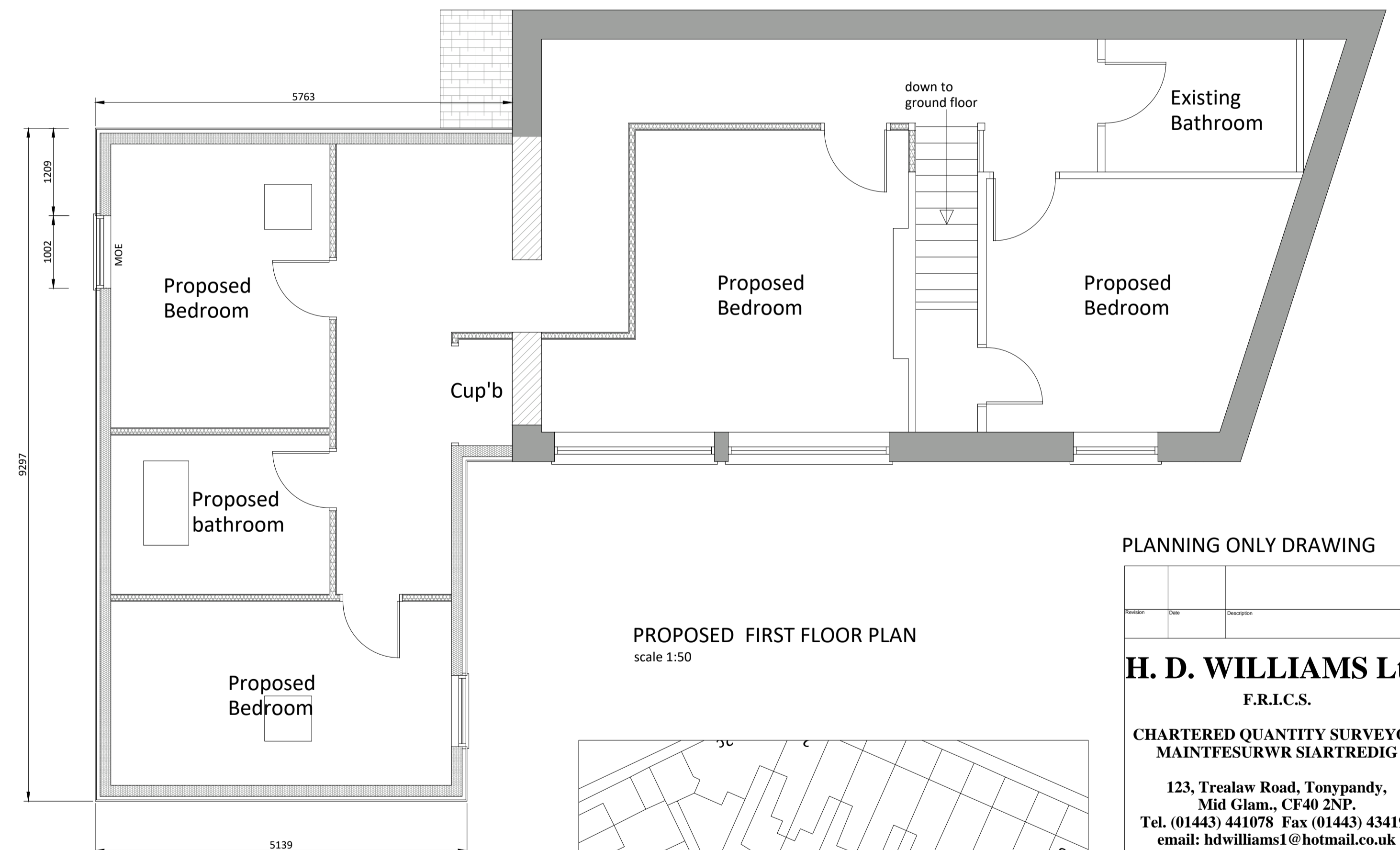
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PROPOSED GROUND FLOOR PLAN
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PROPOSED FIRST FLOOR PLAN
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BLOCK PLAN
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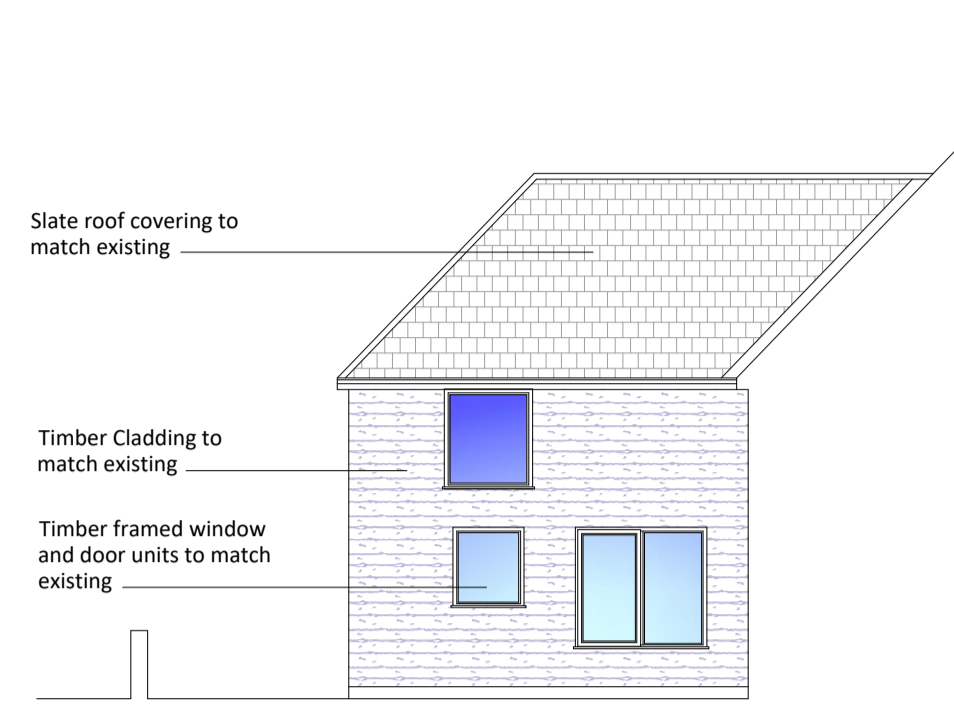
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Mid Glam., CF40 2NP.
Tel. (01443) 441078 Fax (01443) 434191
email: hdwilliams1@hotmail.co.uk

Client: Lee Powell
Sycamore Lodge
Gabalfa Road
Llandaff North
CF14 2JJ
Project: Proposed Two Storey Extension
at
Sycamore Lodge
Gabalfa Road,
Llandaff North
CF14 2JJ

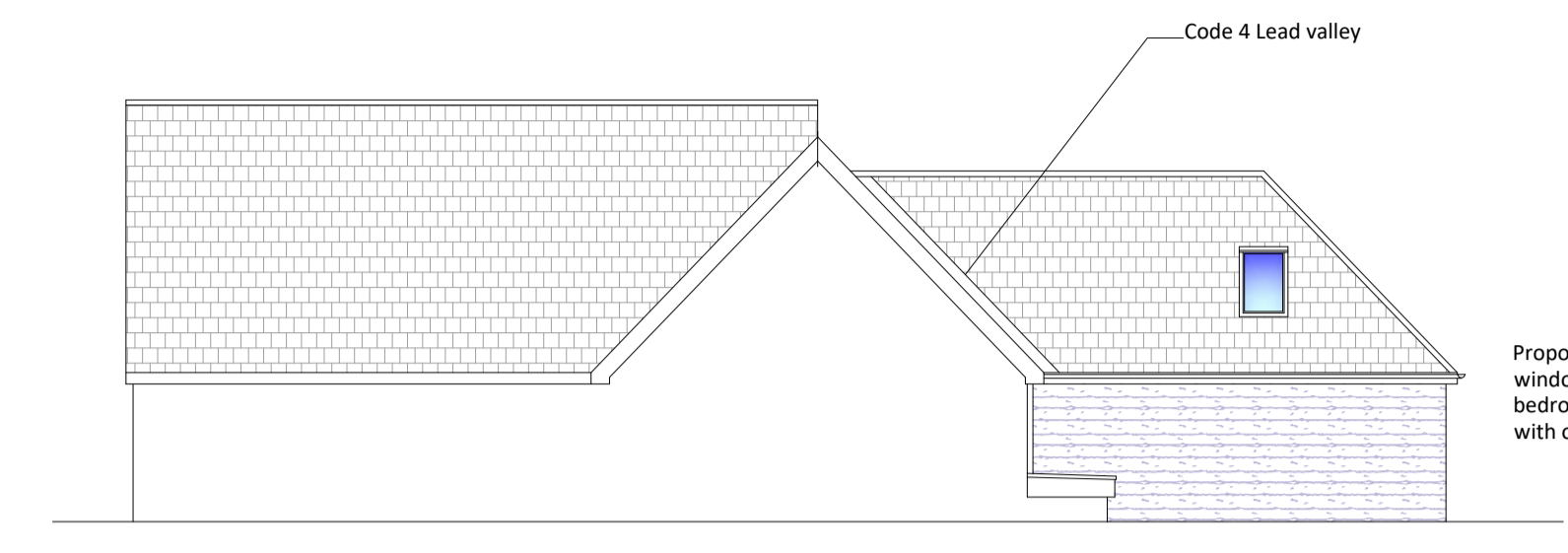
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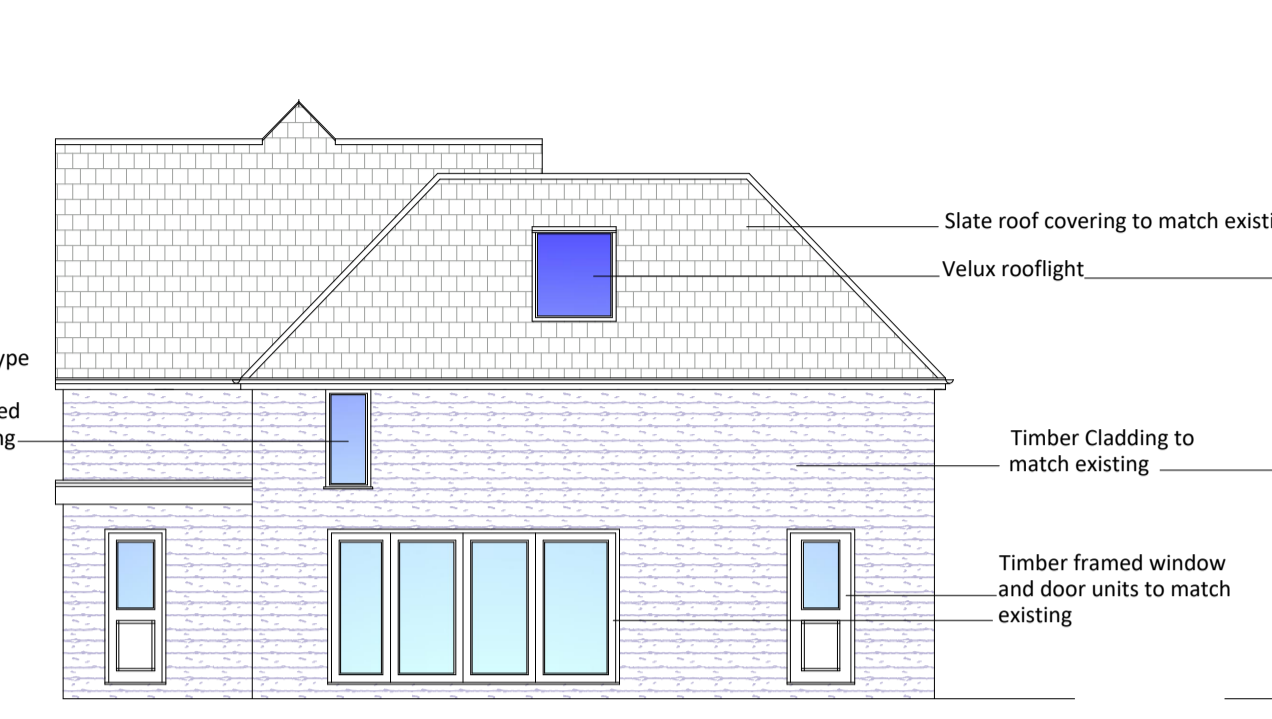
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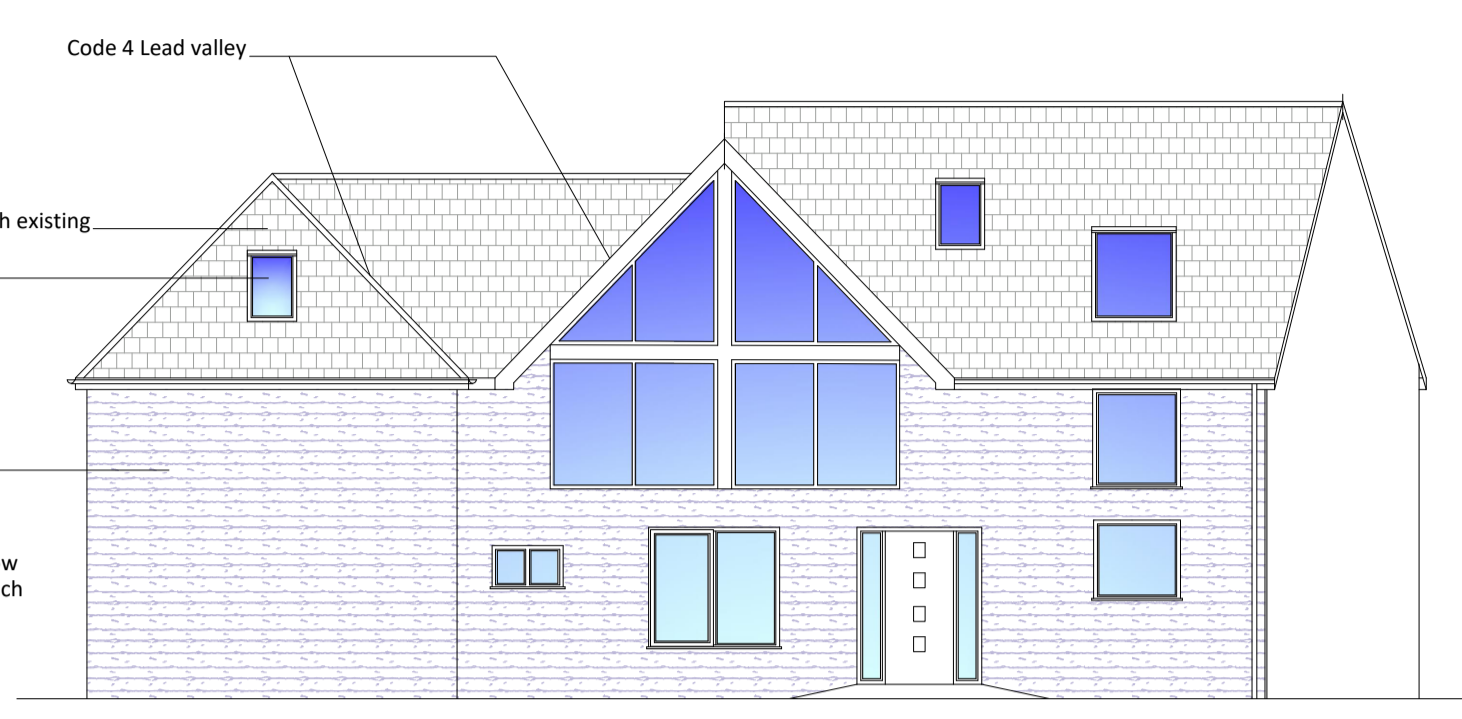
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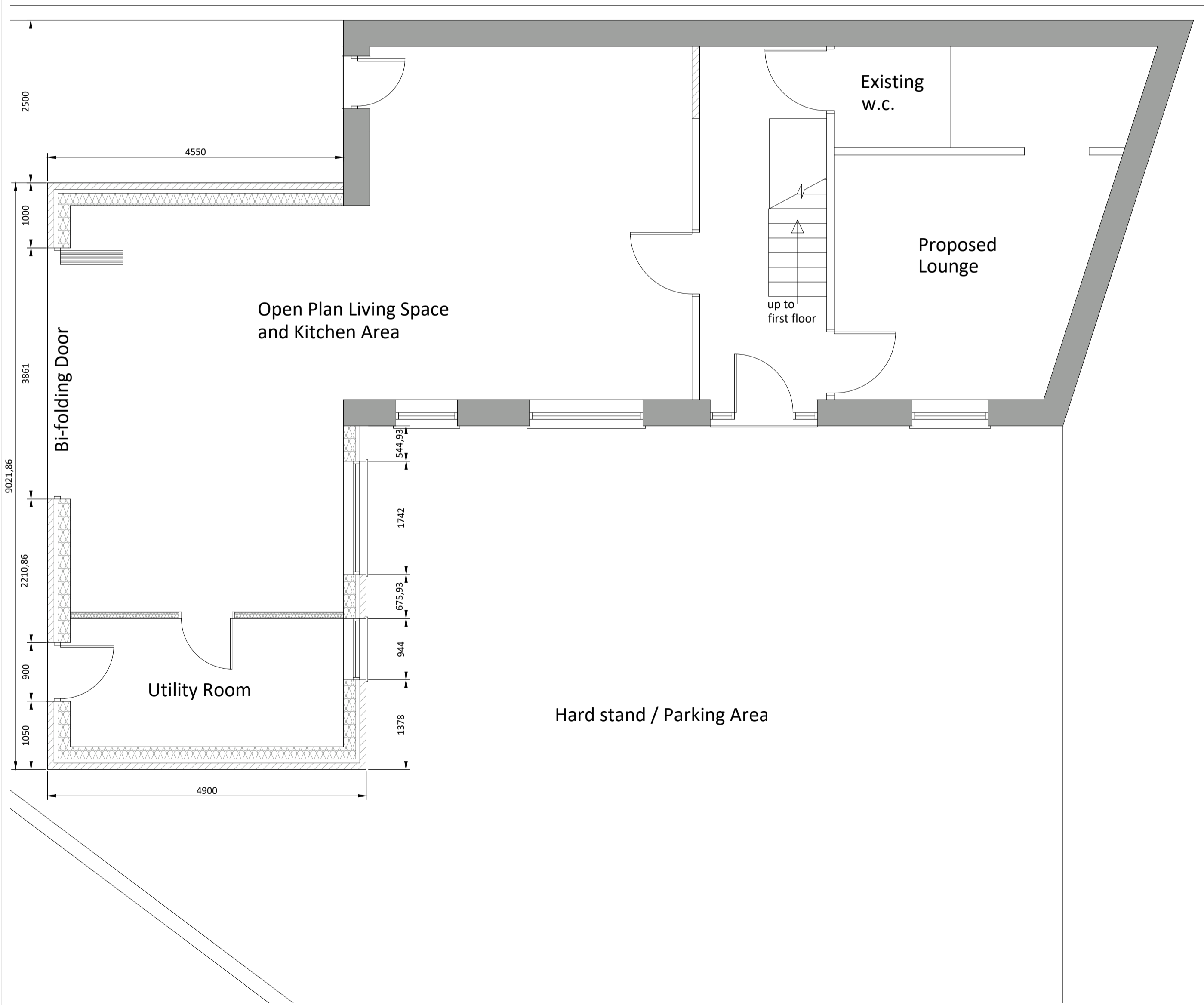
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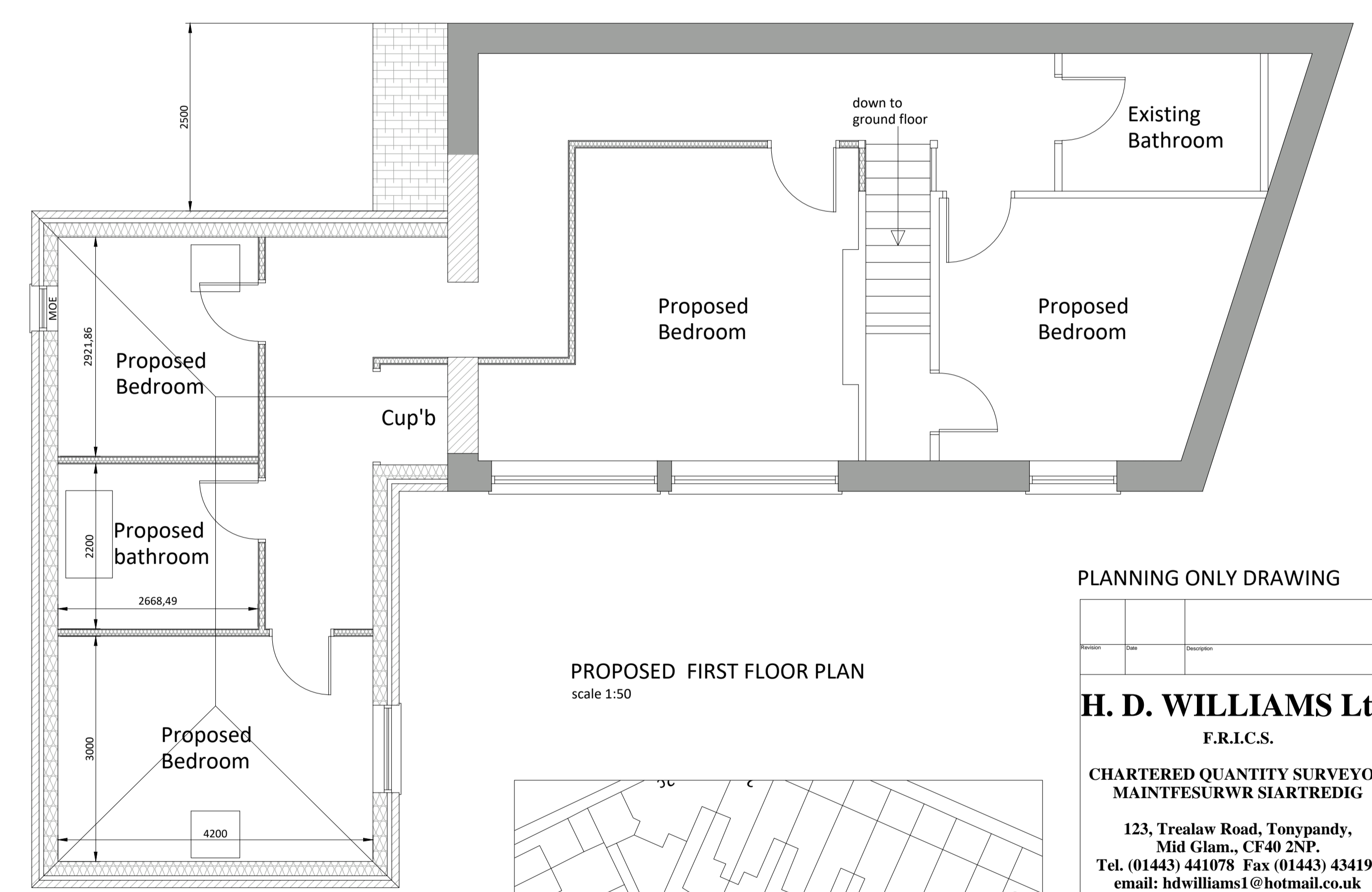
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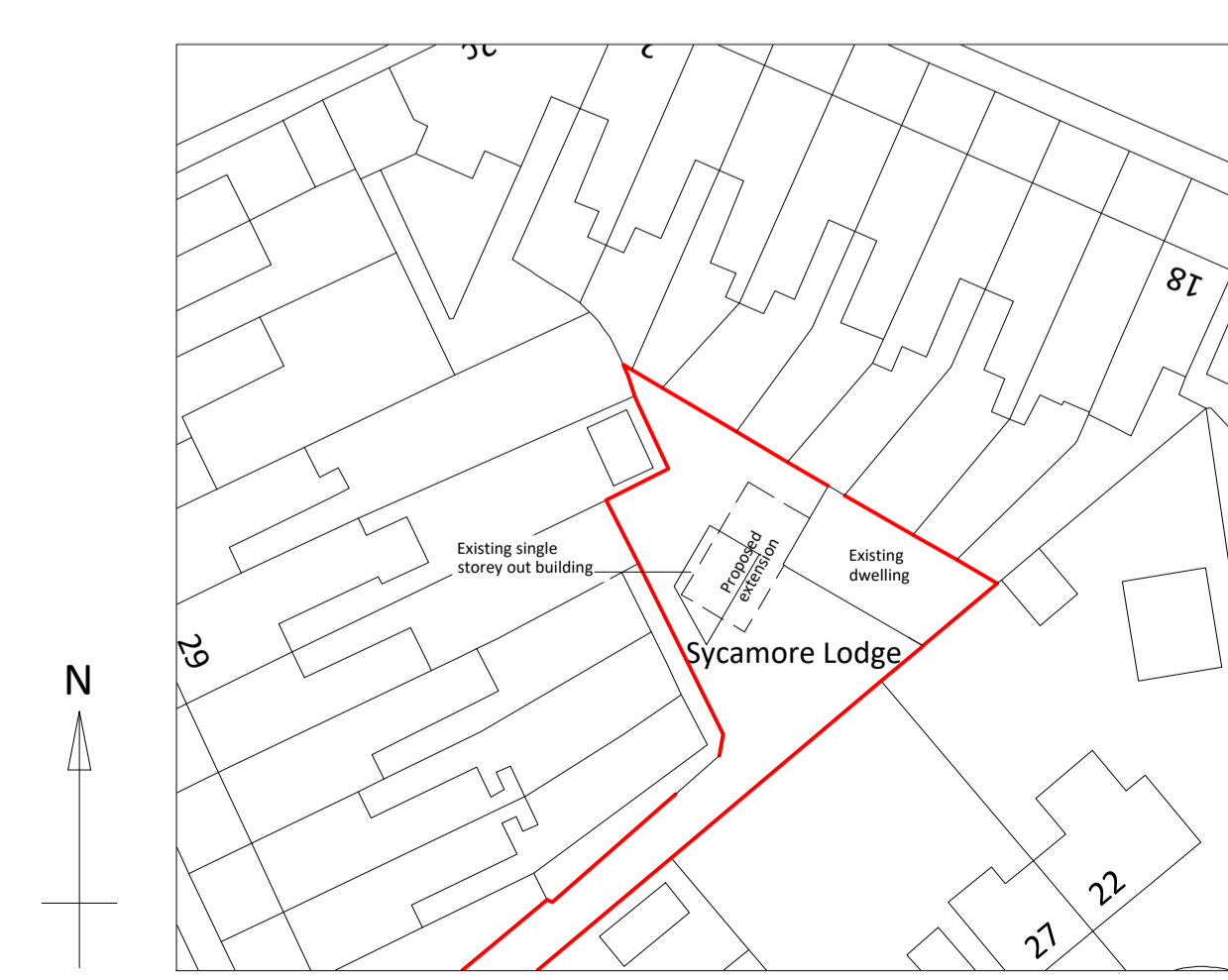
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PROPOSED GROUND FLOOR PLAN
scale 1:50



PROPOSED FIRST FLOOR PLAN
scale 1:50



BLOCK PLAN
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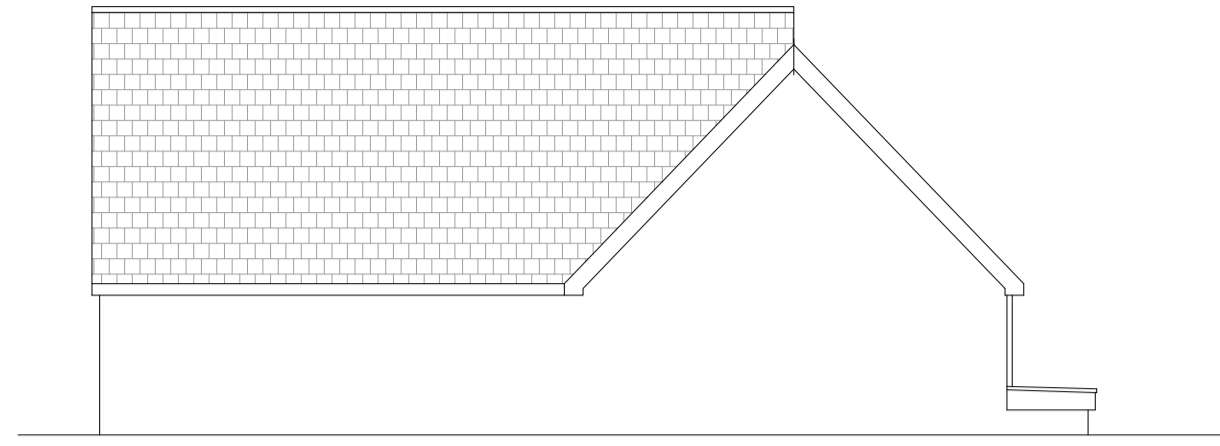
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123, Trealaw Road, Tonypany, Mid Glam., CF40 2NP. Tel. (01443) 441078 Fax (01443) 434191 email: hdwilliams1@hotmail.co.uk		
Client	Lee Powell Sycamore Lodge Gabalfa Road Llandaff North CF14 2JJ	
Project	Proposed Two Storey Extension at Sycamore Lodge Gabalfa Road, Llandaff North CF14 2JJ	
Title	Previously Approved Plan under 17/02612/DCH	
Date	July, 2017	Scale as noted
Drawing Number	hdw/ph/ip.002	Job Ref. Revision
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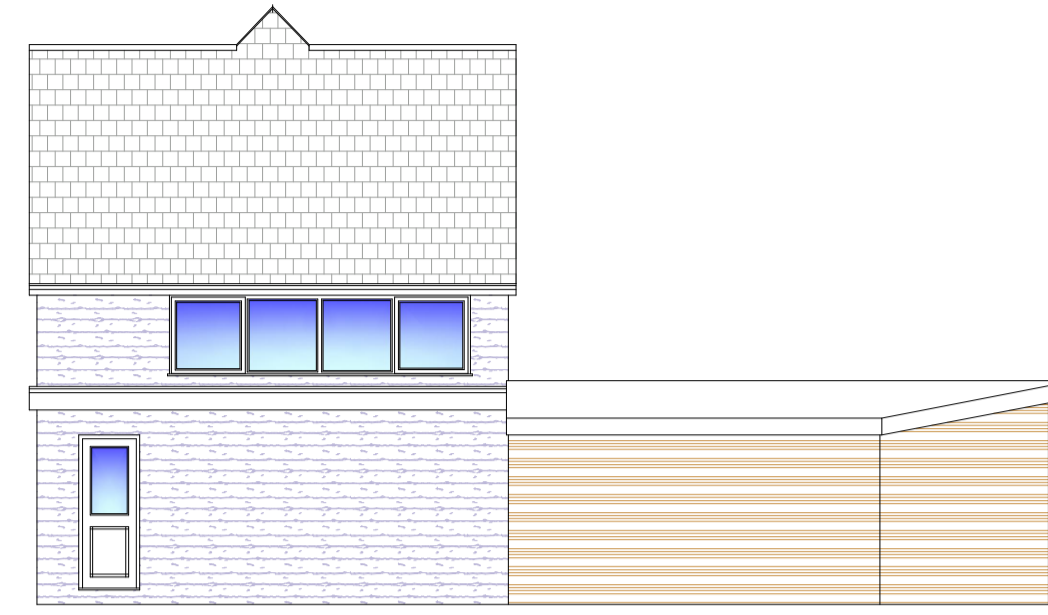
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EXISTING SIDE ELEVATION
scale 1:100



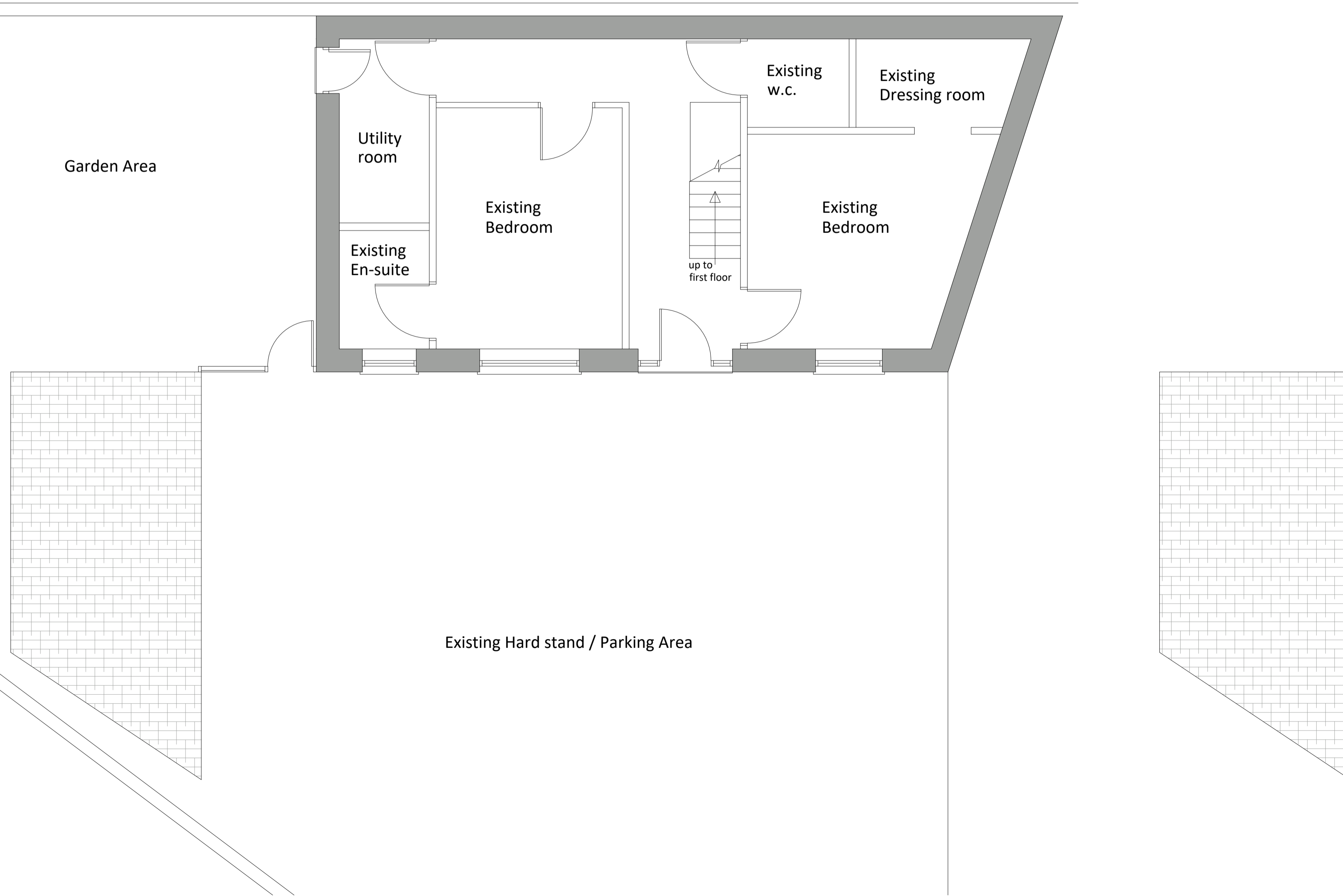
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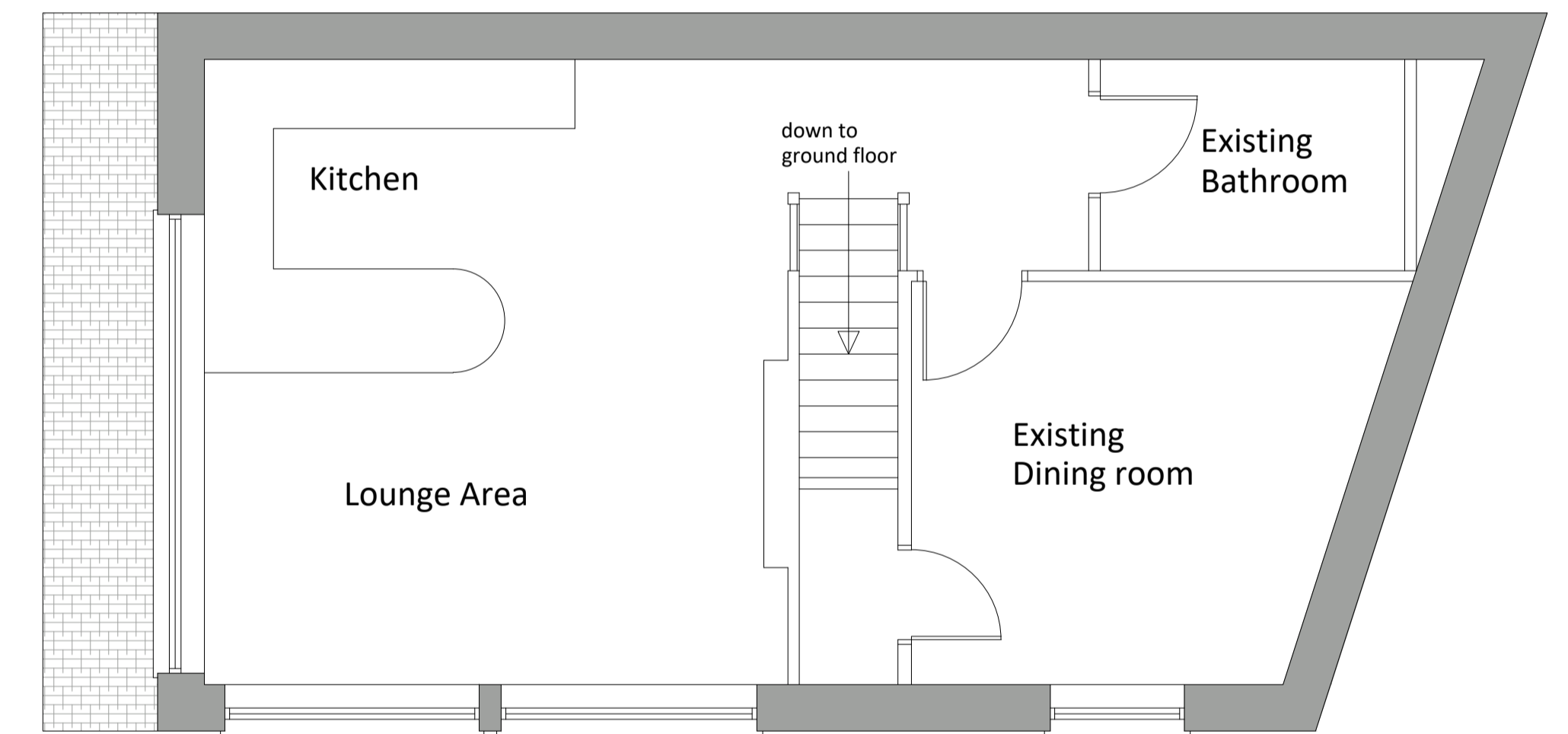
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EXISTING FRONT ELEVATION
scale 1:100



EXISTING GROUND FLOOR PLAN
scale 1:50



EXISTING FIRST FLOOR PLAN
scale 1:50



LOCATION PLAN
scale 1:1250

Revision	Date	Description
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123, Trealaw Road, Tonypanyd, Mid Glam., CF40 2NP. Tel. (01443) 441078 Fax (01443) 434191 email: hdwilliams1@hotmail.co.uk		
Client Lee Powell Sycamore Lodge Gabalifa Road Llandaff North CF14 2JJ		
Project Proposed Two Storey Extension at Sycamore Lodge Gabalifa Road. Llandaff North CF14 2JJ		
Title PRE-PLANNING PERMISSION		
Date July, 2017	Scale as noted	
Drawing Number hdw/ph/lp.001	Job Ref.	Revision
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LOCAL MEMBER & AM OBJECTION

COMMITTEE DATE: 20/03/2019

APPLICATION No. **18/02921/DCH** APPLICATION DATE: 12/12/2018

ED: **PENYLAN**

APP: TYPE: Householder Planning Permission

APPLICANT: Mr GREENWELL

LOCATION: HALEWELL HOUSE, MELROSE AVENUE, PENYLAN,
CARDIFF, CF23 9BA

PROPOSAL: PROPOSED SIDE EXTENSION WITH REAR DORMER

RECOMMENDATION : 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:
 - DRAWING NUMBER P310d L_002 REVISION A
 - DRAWING NUMBER P310d L_200 REVISION A
 - DRAWING NUMBER P310d_L_201 REVISION A
 - DRAWING NUMBER P310d _L205 REVISION A
 - DRAWING NUMBER P310d _L205 REVISION A
 - DRAWING NUMBER P310d _L210 REVISION A
 - DRAWING NUMBER P310d _L220 REVISION A
 - DRAWING NUMBER P310d _L221 REVISION A

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. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall accord with those specified in DRAWING NUMBER P310d L_210 REVISION A.

Reason: To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

4. The proposed first floor balcony shall be a 'Juliet' balcony only, which shall not allow external access out of the doors of the extension hereby approved.

Reason: To ensure that the privacy and amenities of the neighbouring occupiers are protected in accordance with Policy KP5 of the Cardiff

Local Development Plan 2006-2026.

5. The windows shown in the south eastern elevation of the extension facing No 1 The Tudors shall be glazed with obscure glass and non-opening below a height of 1.7 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

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the construction of a two storey side and rear extension and a rear dormer roof extension at Halewell House.
- 1.2 Amended plans have been received which show the flat roof rear element of the extension reduced in length.
- 1.3 Members should note that there have been a number of applications for development at the site.
- 1.4 Planning permission for a two storey side and rear extension similar in design to the one proposed was granted in February 2018. The proposed extension incorporated a part pitched roof, part flat roof design and measured approximately 5m wide, 11m maximum length (the flat roof rear section measured 6.5m long which included a balcony area), and 8.2m maximum height. Overall it was considered the scale and design of the extension was appropriate in this location and provided a subservient addition to the existing building and was in keeping with the character of the original house and the character and appearance of the area.
- 1.5 A further planning application for two storey and three storey extensions was submitted in August 2018. The application included a new three storey element on the rear of the property and a longer (7m instead of 5.5m) two storey flat roof rear element. The application was refused for the following reason:
- The proposed extensions by virtue of their scale and design would represent over dominant additions to the host dwelling that would detract from the original character of the existing building contrary to Policy KP5 of the Cardiff Local Development Plan 2006-2026 and the guidance set out in the Residential Extensions and Alterations SPG (2017).
- 1.6 The latest application proposes to remove the three storey rear element that formed part of the refused application and replace it with a rear dormer roof extension. The length of the flat roof rear section of the extension has also been reduced from 8m in length to 7 metres in length.
- 1.7 The part pitched roof, part flat roof extension will measure approximately 2m wide and the front and 5m wide at the rear and will abut the south eastern boundary of the site with No 1 The Tudors. The total length of the structure will

measure 12m and its maximum height 8.2m.

- 1.8 The provision of a flat roof dormer extension is included as part of the new application. The flat roof dormer will be sited on the rear roof elevation of the building and will measure approximately 5.8m wide, 2m high and will project from the roof slope by 1.8m. The plans confirm that the dormer will be finished in Anthracite Trespa Meteon coloured cladding panels.

2. **DESCRIPTION OF THE PROPOSED SITE**

- 2.1 The application site is a split level dwelling house located at the junction of Penylan Road and Melrose Avenue. To the South of the site is a rear access lane which forms the edge of the Roath Park Conservation Area. The site is bounded by the curtilage of the dwelling at No 1 The Tudors to the South East.

3. **PLANNING HISTORY**

Application No : 09/00492/E
Proposal : IMPORTATION OF MATERIALS TO RAISE LEVEL OF SITE & DEVELOPMENT OF THREE BEDROOM HOUSE.
Application Type: FUL
Decision : PER
Decision Date : 12/08/2009

Application No : 11/01930/DCO
Proposal : NEW BUILD FIVE BEDROOM DETACHED DWELLING
Application Type: FUL
Decision : PER
Decision Date : 08/02/2012

Application No : 07/02351/E
Proposal : IMPORTATION OF MATERIALS TO RAISE LEVEL OF SITE AND DEVELOPMENT OF TWO APARTMENTS
Application Type: FUL
Decision : PER
Decision Date : 29/11/2007

Application No : 12/02014/DCO
Proposal : NEW BUILD FOUR BEDROOM DETACHED DWELLING
Application Type: FUL
Decision : PER
Decision Date : 28/02/2013

Application No : 13/01692/DCO
Proposal : DISCHARGE OF CONDITIONS 5 (DRAINAGE), 6 (GAS MONITORING) AND 7 (CONTAMINATED LAND) OF PLANNING PERMISSION 12/02014/DCO: NEW BUILD FOUR BEDROOM DETACHED DWELLING
Application Type: DOC

Decision : FDC
Decision Date : 10/06/2015

Application No : 14/00225/DCO
Proposal : DISCHARGE OF CONDITION 3 (MATERIAL SAMPLES)
OF 12/02014/DCO

Application Type: DOC
Decision : FDC
Decision Date : 30/01/2014

Application No : 15/01828/MNR
Proposal : DISCHARGE OF CONDITIONS 10 (ENCLOSURE), 11
(BRIDGE PARAPET REFURBISHMENT) AND 12
(LANDSCAPING) OF PLANNING APPLICATION
12/02014/DCO

Application Type: DOC
Decision : FDC
Decision Date : 15/10/2015

Application No : 17/02943/DCH
Proposal : PROPOSED SIDE EXTENSION
Application Type: HSE
Decision : PER
Decision Date : 16/02/2018

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**

6.1 None

7. **REPRESENTATIONS**

7.1 Neighbours have been notified of the original and amended schemes and the application was also advertised by way of a site notice. A number of representations, objecting to the proposal have been received. The objections are summarised below:

- The finished building will be converted into flats in the future.
- Neighbours will suffer overlooking and loss of privacy.
- The proposal will add to parking congestion and traffic problems.
- The proposal represents an overdevelopment of the site.
- The proposal will block neighbours views over the city.
- The proposal will be out of keeping with the character of the area and especially Melrose Avenue and The Tudors.
- Disruption caused during construction.
- Land ownership issues.
- The proposal would have an adverse effect upon property values.

7.2 Jenny Rathbone AM has objected to the proposal on the following grounds:

- The proposal represents an overdevelopment of the site.
- The extension will be overbearing on neighbours and result in overlooking of neighbours property and will impact on their privacy.

7.3 A letter of objection has been received from Ward Councillors Joe Boyle and Rodney Berman. The Councillors objections can be summarised as follows:

- The extension will be overbearing and detrimental to the neighbour's amenity.
- The proposed extension would encroach too much on the neighbouring boundary and fails to allow sufficient space for future maintenance.

8. **ANALYSIS**

Policy Considerations

8.1 Policy KP5 of the Cardiff Local Development Plans 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:

- i. Responding to the local character and context of the built landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural environment are all addressed and;
- x. ensuring no undue effect on the amenity of the neighbouring occupiers.

Design Considerations

8.2 With regard to the impact of the proposal on the character and appearance of

the area, whilst the flat roof rear element of the extension is of a contemporary design its form and the appearance of the finishing materials shown in the plans is considered to complement the modern appearance of the existing building and the extension would not be harmful to the visual amenities of the area. Consideration has also been given to the development at Boleyn Court, on the opposite side of Penylan Road which is of a modern design, and which is cited in the Councils 'Infill sites' SPG as being a good example of development that responds to character and context.

- 8.3 Having regard to the previous approval the proposed pitched roof element of the structure (which remains unchanged) is considered acceptable and in keeping with the character and appearance of the existing property. The new application proposes to reduce the length of the flat roof rear section of the extension by 1m and includes the provision of a flat roof dormer that will replace the three storey rear extension that was previously refused. It is considered that the amendments to the scheme help overcome the reason for the previous refusal as the height and length of the extension will be reduced that has the overall effect of reducing the structures overall scale and massing and helps to retain the original pitched roof design of the existing dwelling house making it more in keeping and subservient to the existing building.
- 8.4 The rear dormer roof extension is considered visually acceptable as it would be setup the roof slope, set down from the ridge and set in from the side of the roof, and would be finished in materials that would be in-keeping with the appearance of the property in accordance with the guidance set out in the Residential Extensions and Alterations SPG.

Residential Amenity Considerations.

- 8.5 It is considered that the proposed extensions would not be overbearing or generally un-neighbourly which would justify concern for the Local Planning Authority. While the proposal will introduce a two storey extension on the boundary with No 1 The Tudors, the highest part of the structure will be positioned adjacent to the driveway opposite the blank side elevation of the neighbour's property and the flat roof section will kick back away from the neighbour's house in line with the boundary. The proposed extension would be located at least 7m away from the neighbouring property which benefits from having a substantial side and rear garden and includes the provision of a number of sheds and outbuildings that are sited close to shared boundary with the application site. Given this context it is considered that the position of the extension in relation to the neighbouring property is such that it will not cause unacceptable overshadowing of the adjoining property or appear overbearing.
- 8.6 It is not considered that the proposal would prejudice the privacy of the adjoining neighbours. It is considered that the rear facing windows in the rear dormer would not result in any unreasonable loss of privacy to adjoining gardens having regard to their positioning and orientation. The rear facing windows of the dormer extension would face the rear garden of the application site in the same manner as the first floor rear facing windows. It is noted that the side facing windows in the proposed extension would be sited in close

proximity to the side boundary with No 1 The Tudors and therefore, the imposition of a planning condition is considered necessary to ensure these windows are obscurely glazed and non-opening below an internal height of 1.7 metres.

Transport Considerations

- 8.7 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.

Representations

- 8.8 The representations received from the neighbouring residents, Councillors Joe Boyle and Rodney Berman and Jenny Rathbone are noted. While the substance of local views must be considered, the duty is to decide each case on its own planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting planning permission; objections, or support, must be based on valid planning considerations. I regard to comments which are not covered in the above analysis, the following should be noted:

- 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 the 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 boundary dispute is a civil issue between the two neighbours and not a material planning matter.

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.

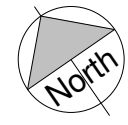
9.3 *Well-Being of Future Generations Act 2016* - Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the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



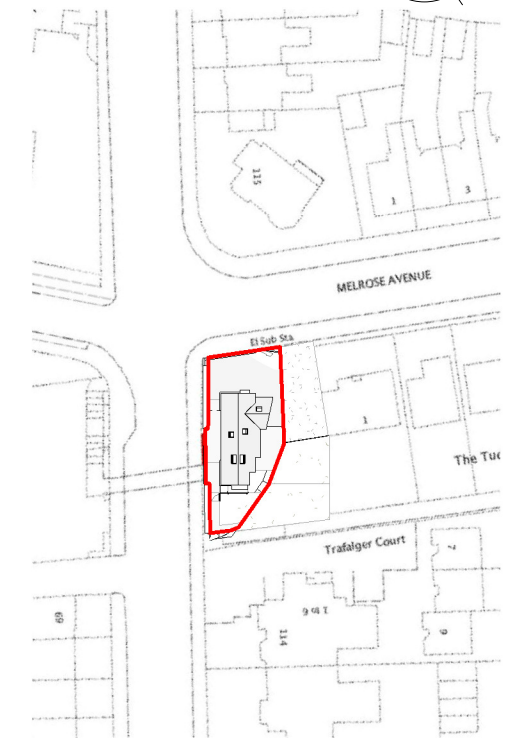
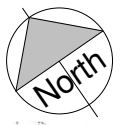
Site Plan as Existing
1 : 200



Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size



Location Plan
1 : 1250

Planning Issue

date	rev	name	chk	note

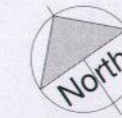


Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
Systems House 89 Heol Don Cardiff CF14 2AT
T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT
Proposed Side Extension with Rear Dormer & Roof Terrace
Halehouse, Melrose Avenue, Cardiff CF23 9BA

DRAWING TITLE
Site Plan as Existing

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	18/08/18	PL	AG
DRAWING NUMBER	REVISION		
P310c L_001			



0mm 50mm

A3 Original Sheet Size

MELROSE AVENUE

900mm high rendered boundary wall with 900mm fence over

Pavement - Tarmac

Crossover

Pavement - Tarmac

900mm high rendered boundary wall with 900mm fence over

Parking

Hardstanding Paving

Bin Store

Parking

1

PENYLAN ROAD

Line of gas main

Flat Roof

Landscaped rear garden

Planning Issue

19/02/19 A PL AG First floor reduced in length

date rev name chk note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
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PROJECT
Proposed Side Extension with Rear Dormer

Halehouse, Melrose Avenue, Cardiff CF23 9BA

DRAWING TITLE
Site Plan as Proposed

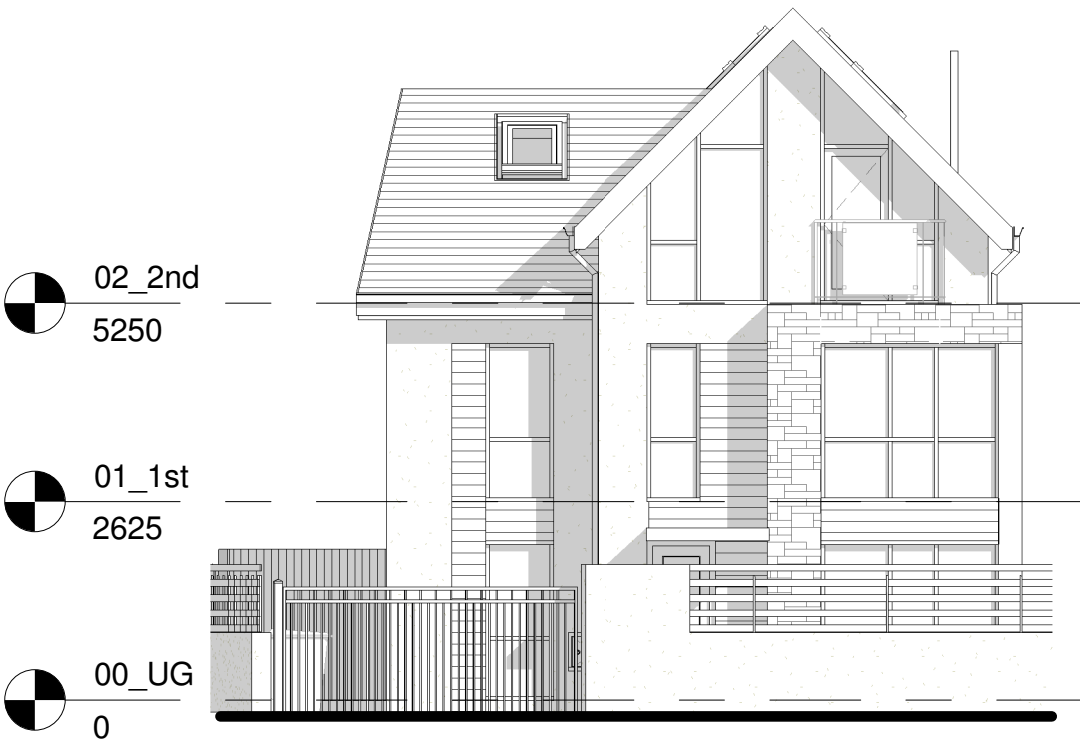
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DRAWING NUMBER REVISION
P310d L_002 A

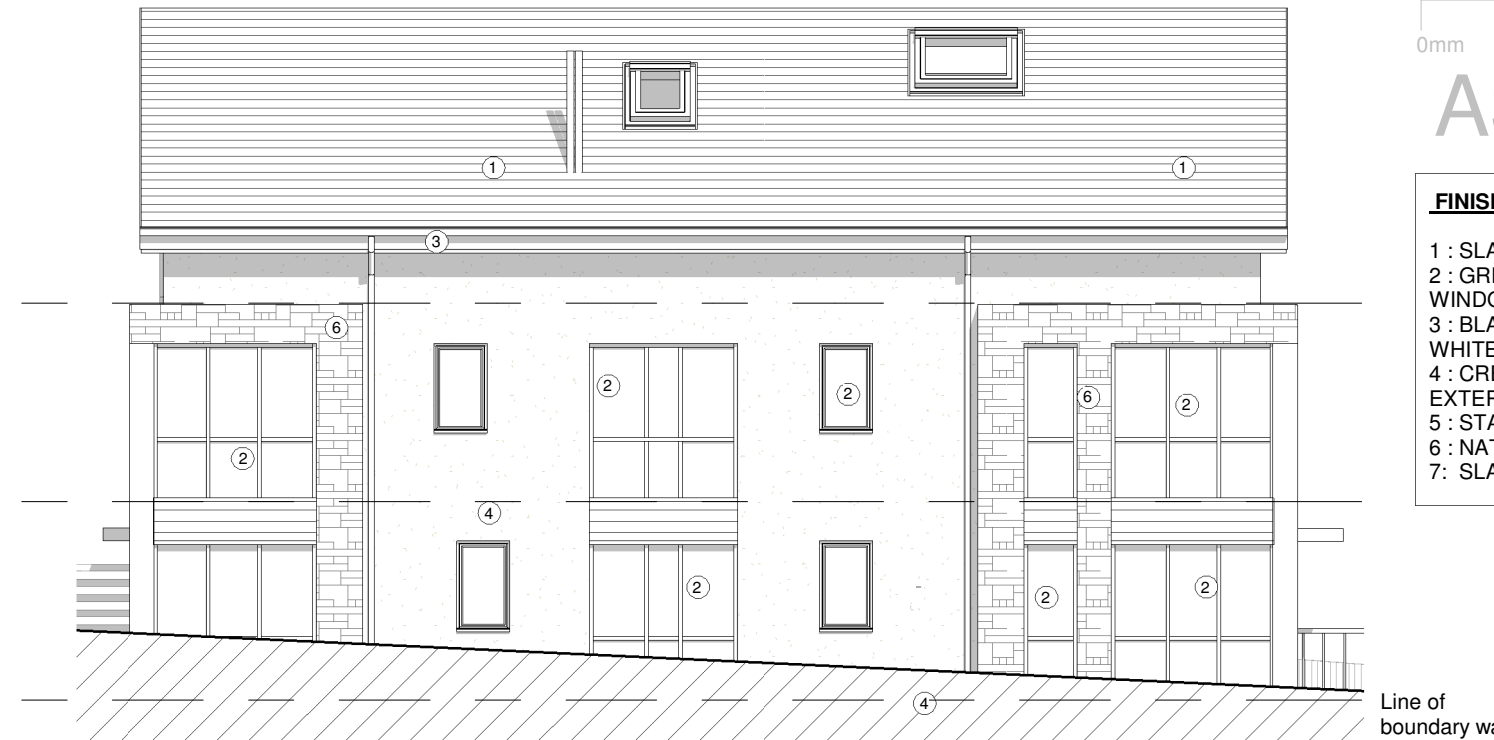
Site Plan as Proposed
1 : 200

FINISHES KEY:

- 1 : SLATE ROOFING & RIDGE TILES
- 2 : GREY ALUMINIUM DOUBLE GLAZED WINDOWS & DOORS
- 3 : BLACK ALUMINIUM RAINWATER GOODS ON WHITE FASCIA
- 4 : CREAM SMOOTH FACED RENDERED EXTERNAL WALLS
- 5 : STAINLESS STEEL & GLAZED BALUSTRADE
- 6 : NATURAL DRESSED STONE PANELS
- 7 : SLATE CLADDING PANELS



North (Front) Elevation
1 : 100



West (Side) Elevation
1 : 100



South (Rear) Elevation
1 : 100



East (Side) Elevation
1 : 100

Planning Issue

date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
Systems House 89 Heol Don Cardiff CF14 2AT
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PROJECT
Proposed Side Extension with Rear Dormer & Roof Terrace
Halehouse, Melrose Avenue, Cardiff CF23 9BA
DRAWING TITLE
Elevations as Existing

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 100	18/08/18	PL	AG

DRAWING NUMBER	REVISION
P310c L_110	

0mm 50mm

A3 Original Sheet Size

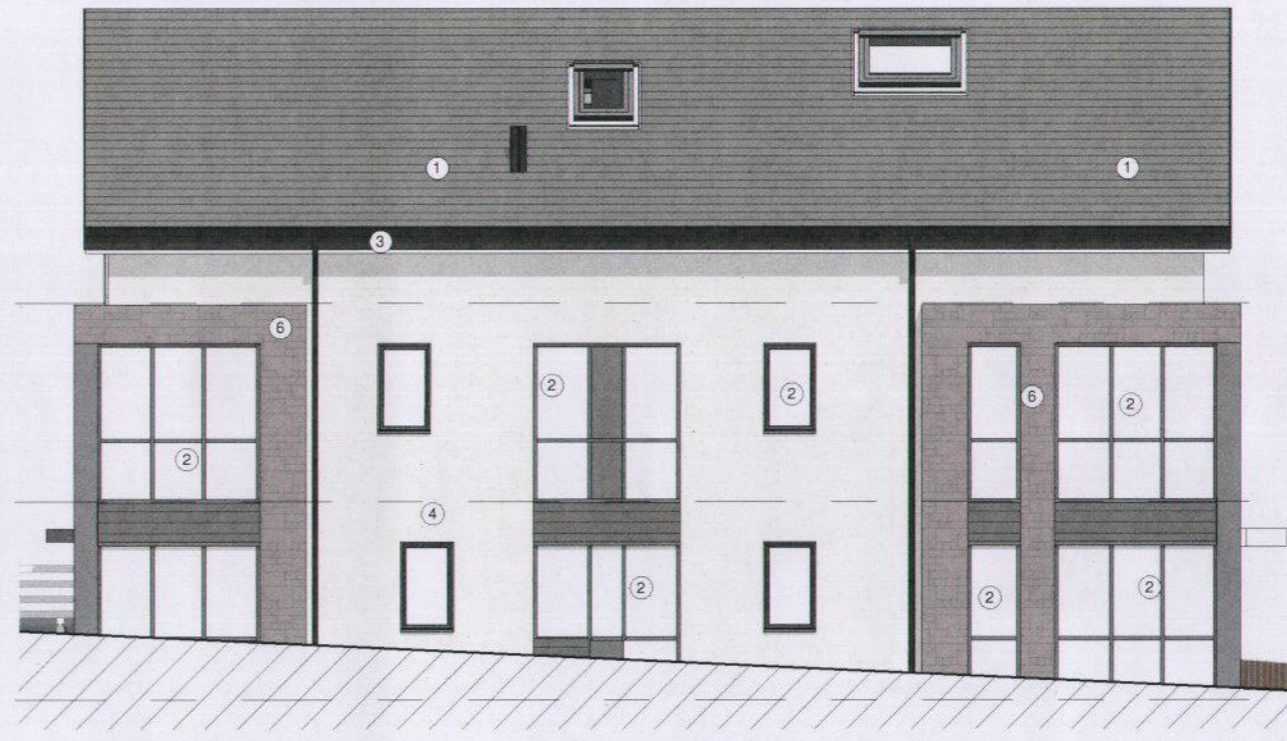
FINISHES KEY:

- 1 : SLATE ROOFING & RIDGE TILES
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- 5 : STAINLESS STEEL & GLAZED BALUSTRADE
- 6 : NATURAL DRESSED STONE PANELS
- 7 : SLATE CLADDING PANELS
- 8 : ANTRACITE TRESPA METEON CLADDING PANELS
- 9 : WHITE TRESPA METEON CLADDING PANELS

Line of boundary wall



North (Front) Elevation
1 : 100



West (Side) Elevation
1 : 100



South (Rear) Elevation
1 : 100



East (Side) Elevation
1 : 100

Planning Issue

19/02/19 A PL AG First floor reduced in length

date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
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PROJECT
Proposed Side Extension with Rear Dormer

Halehouse, Melrose Avenue, Cardiff CF23 9BA

DRAWING TITLE
Elevations as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 100	11/12/18	PL	AG

DRAWING NUMBER	REVISION
P310d L_210	A



North Perspective View



North West Perspective View



South Perspective View

- FINISHES KEY:**
- 1 : SLATE ROOFING & RIDGE TILES
 - 2 : GREY ALUMINIUM DOUBLE GLAZED WINDOWS & DOORS
 - 3 : BLACK RAINWATER GOODS ON BLACK FASCIA
 - 4 : CREAM SMOOTH FACED RENDERED EXTERNAL WALLS
 - 5 : STAINLESS STEEL & GLAZED BALUSTRADE
 - 6 : NATURAL DRESSED STONE PANELS
 - 7 : SLATE CLADDING PANELS
 - 8 : ANTRACITE TRESPA METEON CLADDING PANELS
 - 9 : WHITE TRESPA METEON CLADDING PANELS

Planning Issue

19/02/19	A	PL	AG	First floor reduced in length
date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
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PROJECT
 Proposed Side Extension with Rear Dormer

Halehouse, Melrose Avenue, Cardiff CF23 9BA

DRAWING TITLE
 Perspective Views 1 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 100	11/12/18	PL	AG

DRAWING NUMBER	REVISION
P310d L_220	A

FINISHES KEY:

- 1 : SLATE ROOFING & RIDGE TILES
- 2 : GREY ALUMINIUM DOUBLE GLAZED WINDOWS & DOORS
- 3 : BLACK RAINWATER GOODS ON BLACK FASCIA
- 4 : CREAM SMOOTH FACED RENDERED EXTERNAL WALLS
- 5 : STAINLESS STEEL & GLAZED BALUSTRADE
- 6 : NATURAL DRESSED STONE PANELS
- 7 : SLATE CLADDING PANELS
- 8 : ANTRACITE TRESPA METEON CLADDING PANELS
- 9 : WHITE TRESPA METEON CLADDING PANELS



South West Perspective View



North East Perspective View

Planning Issue

19/02/19 A PL AG First floor reduced in length

date	rev	name	chk	note
19/02/19	A	PL	AG	First floor reduced in length



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
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 Proposed Side Extension with Rear Dormer

Halehouse, Melrose Avenue, Cardiff CF23 9BA

DRAWING TITLE
 Perspective Views 2 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 100	11/12/18	PL	AG

DRAWING NUMBER	REVISION
P310d L_221	A

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 20/03/2019

APPLICATION No. **18/01598/MJR** APPLICATION DATE: 06/07/2018

ED: **CAERAU**

APP: TYPE: Full Planning Permission

APPLICANT: LCB Construction

LOCATION: LAND ADJACENT TO NUMBER 5, CHURCH ROAD, CAERAU

PROPOSAL: PROPOSED DEVELOPMENT OF 17 APARTMENTS AND ASSOCIATED WORKS

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 10 of this report, 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 and documents:
 - 2267-200-01F GROUND AND FIRST FLOOR PLANS
 - 2267-200-02A SECOND AND THIRD FLOOR
 - 2267-200-07 PROPOSED ELEVATIONS- COLOUR
 - 2267-100-03 PROPOSED SITE PLAN

Reason: For the avoidance of doubt as to the extent of the permission

3. Prior to the construction of the building above foundation level, samples and/or manufacturer's specifications of the external finishing materials and details of the architectural detailing of the building (particularly the window reveals and cills) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with policy KP5 of the Cardiff Local Development Plan (2006-2026).

4. Any windows on the south east elevation facing no. 5 Church Road shall be non opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained.

Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with policy KP5 of the Cardiff Local Development

Plan(2006-2026).

5. No development shall take place until a scheme for the drainage of the site and any connection to the existing drainage system has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the scheme is carried out and completed as approved.
Reason: To ensure an orderly form of development.

6. 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.

Reason: To ensure disposal of surface water via possible sustainable means.

7. Prior to development commencing details showing the provision of cycle parking spaces, and appropriate access to them, shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.
Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles in accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006-2026).

8. Notwithstanding the details shown on the approved plans, before the development hereby approved is brought into beneficial use a plan showing details of facilities for the storage of refuse and recycling containers within the site, and details of where they will be presented for collection, shall be submitted to and approved in writing by the Local Planning Authority and thereafter refuse and recycling containers shall be stored in accordance with the approved details.
Reason: To secure an orderly form of development and protect the amenities of the area, in accordance with policy W2 of the Cardiff Local Development Plan.

9. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. 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, in accordance with policy EN13 of the Cardiff Local Development Plan.

10. 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 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.

11. 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.

12. 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.

13. Prior to the commencement of development a site assessment, including ground permeability testing as appropriate, shall be undertaken to ascertain whether sustainable drainage techniques such as soakaway drainage and permeable paving can be utilised for the disposal of surface water run-off and a drainage scheme for the disposal of both surface water and foul sewage shall be submitted to and approved in writing by the local planning authority, which shall include sustainable drainage techniques if, as a result of the ground permeability tests, these have been found to be feasible. No part of the development shall be occupied until the drainage scheme is carried out and completed as approved.

Reason: In the interests of the proper drainage of the site, in accordance with policy EN10 of the Cardiff Local Development Plan.

RECOMMENDATION 2 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays

to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

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

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

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

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

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

RECOMMENDATION 5: The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to Dwr Cymru Welsh Water Developer Services, PO Box 3146, Cardiff CF39 0EH.

RECOMMENDATION 6: In the interests of crime prevention and site security the developer is advised to ensure that the development is built to Secured By Design standards as promoted by South Wales Police (information on these standards is available on the website www.securedbydesign.com).

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought to erect a building that would house 17 affordable apartments with 5 parking spaces (3 within an undercroft and 2 off Church Road) .
- 1.2 The scheme proposes a stepping up from two storeys along the eastern side of the site, to four storeys on the north-western corner. To enable the delivery of this number of affordable dwellings the proposal seeks to increase the massing of the corner element of the proposed structure in comparison to that of the existing consent. The north-western corner of the site is therefore proposed to reach four storeys in height, having stepped up from two, to three storeys from the eastern side of the site. The two-storey side element would sit alongside existing buildings to provide a transition between the various building heights.
- 1.3 The building would be finished in a mix of red brick and cladding.
- 1.4 The submitted design and access statement (DAS) states the configuration of the flats as follows:

The proposal is for the erection of 17 affordable apartments. These will comprise of 13 one-bedroom flats and four two-bedroom flats.
The suite of accommodation for each dwelling comprises:

 - Flat type A (three person, two bedroom flat) – two bedrooms, kitchen/dining/living room, bathroom and stores;
 - Flat types B-E (two person, one bedroom flat) – one bedroom, kitchen/dining/living room, bathroom and stores;
- 1.5 Vehicular access to the site would be via controlled gates onto Heol Trelai and the main entrance to the flats would also be off Heol Trelai.
- 1.6 The application has been supplemented by a Pre-Application Consultation report (PAC) and Design and Access Statement (DAS)
- 1.7 Since the submission of the application, the agent has confirmed that Hafod Housing Association have been confirmed as the developers of the site.

2. **DESCRIPTION OF SITE**

- 2.1 The site is a broadly rectangular shaped plot of vacant land with a frontage of around 40m to Heol Trelai and 20m to Church Road. To the south it borders the side boundary of 5 Church Road, a two storey end-of-terrace house which is at a slightly higher level than the application site. To the west, on the opposite side

of the Heol Trelai/Church Road junction, is a social club (an extended, two storey, stone-fronted building). There are two storey semi-detached houses to the east of the site and on the opposite side of Heol Trelai to the north, and immediately to the east is an access road leading to a small three storey block of flats.

2.2 The site is not located within a conservation area or food risk zone. No listed buildings or protected trees are affected by this proposal.

3. **SITE HISTORY**

3.1 16/03044/MNR - proposed retail and residential above (9 apartments) balconies and amenity roof terrace, rear car parking and associated works - approved

4. **POLICY FRAMEWORK**

4.1 Planning Policy Wales, Edition 10

4.2 Technical Advice Notes (TANs):

2	Planning and Affordable Housing
11	Noise
12	Design
18	Transport
21	Waste

4.3 Local Development Plan (January 2016):

KP5	Good Quality and Sustainable Design
KP6	New Infrastructure
KP7	Planning Obligations
KP8	Sustainable Transport
KP12	Waste
KP16	Green Infrastructure
H3	Affordable housing
EN13	Air, Noise, Light Pollution and Land Contamination
T1	Walking and Cycling
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
C5	Provision for Open Space, Outdoor Recreation, Children's Play and Sport
W2	Waste provision within development

4.4 Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)
Planning Obligations (January 2017)
Infill sites (2017)

5. **INTERNAL CONSULTEES RESPONSES**

- 5.1 The Operational Manager, Transportation states: *“The application relates to 17 affordable flats, and follows a previous consent for 9 flats and retail (16/03044/MNR). The existing site comprises a rough tarmacked area/informal car park, which has vehicle crossovers at its eastern end (onto Heol Trelai westbound) and western end (onto Church Road).*

It is proposed that the site will gain its highway accesses from the same location as the existing crossovers. The eastern access is proposed to be gated and would lead to three parking spaces, including one of increased size. The western access would be slightly widened to accommodate two off-site spaces directly off Church Road. There would be no vehicular route through the site between the two accesses. The proposed number of parking spaces accords with the SPG, and there are no in-principle issues with the highway proposals. However, it is not clear why the main car park needs to be gated, as this may cause issues for pedestrians using the Heol Trelai footpath, and this should either be amended or further details provided.

Whilst the amount of parking is acceptable it is the case that only 5 of the proposed units could have an on-site car parking space, and there is potential for residents of the other units to own a car and park it on nearby roads. In order to reduce the extent of this, and to ensure there are no highway safety issues, we would be seeking an extension of the existing parking restrictions adjacent to the site (on Heol Trelai and Church Road), although this would need to go through the TRO process. It is requested that a sum of £5000 be secured via a s106 agreement to cover the TRO process and works.

To the north of the western access, and as far as the tactile crossing, the Church Road footway is of an old concrete type, and this would need replacing and upgrading as part of the access works for the site. The eastern access should add a dropped kerb/tactile crossing on its western side. An appropriate highways agreement would be required to approve and control the highway and footway works.

The development will need to provide cycle parking in line with the SPG, and thus 25 spaces (1 per bedroom) are required. The DAS indicates that only 11 spaces are proposed, and the plans show a cycle parking area between the building and the bin store, although dimensions/detail for this area are not shown. The preference is for horizontal cycle parking to be provided, in order to ensure that all users can comfortably access the cycle facilities. Two-tier parking would be acceptable if it involved ramps to allow easy access. Further details of the cycle parking should be provided.

There are no controlled pedestrian crossing facilities on Heol Trelai within close proximity to the east of the site. There is a median walkway across Heol Trelai immediately east of the Prendergast Place junction, but this does not benefit from dropped kerbs, and has bollards that are likely to hinder pushchair and wheelchair users. This route would provide users of the site a pedestrian access to the shops and community facilities on Bishopston Road. A Section

106 contribution of £10,000 should be provided to make footway/crossing improvements on Heol Trelai, to help maximise sustainable travel mode use from the site.

It is recommended that the development provides Welcome Packs to residents setting out the alternative travel options to the site, and making it clear that only a limited amount of on-site car parking will be provided.”

- 5.2 The Operational Manager, Environment (Contaminated Land), request details of contamination measures
- 5.3 The Operational Manager, Environment (Noise & Air)
Noise
Requests an upfront noise assessment due to its location next to a road
Air
No observations to make
- 5.4 The Operational Manager, Parks and Sport: 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 **24.1**. This generates an open space requirement of **0.0586 ha** of on-site open space based on the criteria set for **Housing accommodation**, or an off-site contribution of **£25,005**. I enclose a copy of the calculation

As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.

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

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

Agreement to secure payment of the contribution.

Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest areas of recreational open space are Heol Trelai Open Space and Church Road Open Space.

- 5.5 The Housing Development (Enabling) Team: This planning application states that the scheme is for 17 units of affordable housing. However, the site does not currently have support to be included within our programme.

In the event that the site and/or units are purchased by a Housing Association for social rented accommodation, then no affordable housing contribution would be sought.

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 The South Wales Police Crime Prevention Design Advisor: no objection and welcome the consideration given to boundary treatments, gating and good surveillance

7. **REPRESENTATIONS**

- 7.1 The application has been publicised by site/press notices. 7 letters of objection have been received from the owners/ occupiers of 9, 11, 13, 15, 17 and a resident of Church Road, and Glamorgan Home Guard Social Club. The grounds for the objections are:

- Loss of privacy;
- Overdevelopment of the site;
- Out of character with the area and does not accord with policy/SPG
- Insufficient parking;

In addition, the Glamorgan Home Guard social club are also concerned that the future residents will complain about the noise when people are leaving the club.

- 7.2 Local members have been notified. Councillor Bradbury objects to this application on the following grounds:
- The scale of the development
 - The design appears shoehorned within the site;
 - The scheme is an overdevelopment of the site;
 - An unacceptable impact on neighbouring properties;
 - The proposed parking provision is unacceptable in this location.

Given the concerns raised above Councillor Bradbury requests that the Planning Committee visits the site.

8. **ANALYSIS**

- 8.1 Key matter planning considerations are:

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

8.2 The Principle of development

The principle of the re-development of this site is supported. The site is located within the settlement boundary as defined in the Adopted Local Development Plan. The site has no specific designation or allocation but falls within a largely residential area, therefore the residential use is considered acceptable in terms of land use policy.

8.3 The Impact upon the character of the area

The site is currently a vacant corner plot that abuts Heol Trelai and given its siting it would be visible along this road. The concern of the residents and the Ward Councillor that the scheme would be out character with the area, through its scale, massing and design, is noted but whilst acknowledging that the area is dominated by two storey housing it is also recognised in the Council's design policy and guidance that corner plots can accommodate higher density subject to suitable design and materials, and this was recognised in the extant permission that granted a part 2/3 storey block (planning reference 16/03044/MNR). The proposal before committee is approximately 1 metre higher on the corner of Church Road compared to the approved scheme and 1.3 metres longer. However, Heol Trelai is a long wide road and the site is a corner plot that is lower than the housing along Church Road, with the opposite corner accommodating the Glamorgan Home Guard Social Club which is also slightly higher than the application site. As a result, given this visual reference and context, it is considered that the scale and massing of the scheme before committee would not be detrimental to the character of the area.

The key changes relate to the ground floor where the retail units are lost and replaced by flats. As a result the proposed glazing on the corner of Heol Trelai and Church Road is also lost and replaced with windows and brickwork. The Council's design policies seek to avoid inactive frontages along principal elevations. The amended plans have sought to overcome this concern through the creation of the main entrance fronting onto Heol Trelai (there is also an entrance onto Church Road) and the use of windows, both of which are considered to add visual interest and improve surveillance and activity along Heol Trelai. These changes are supported.

In terms of materials, the proposal would be finished in red brick on the ground floor with render above, combined with window projections finished in different coloured render, and Juliet balconies. These materials are not uncharacteristic within the area (Church Road) and their proposed application is considered to break the mass to ensure that the building would not be visually 'bulky', and

would accentuate its verticality. A condition has been imposed to ensure that the details around the balconies and windows are appropriate to ensure a high quality design.

8.4 The Impact upon neighbouring properties

With regard to the impact of the development on neighbouring occupiers, the main effect will be on the rear garden of no. 5 Church Road as the development will extend almost the full length of its northern side boundary. However, given the siting of the development to the north of this and the other residential properties along Church Road, their elevated position, the degree of separation of these properties from the development (4 metres at its closest point) and the stepping of the height of the proposal so that the main height (11 metres) is in line with the two storey houses, ensure that the proposal would not result in an overbearing or un-neighbourly form of development that would harm the amenities of neighbouring properties, and therefore accords with the Council's design Policy KP5 and advice within the approved 'Infill Sites' SPG.

Concern over the potential loss of privacy is noted. Guidance within the approved 'Infill Sites' SPG recommends a privacy distance of 10.5 metres from a window to a boundary: the proposed windows in the south elevation would be below the recommended minimum standard and therefore a condition has been imposed for these windows to be obscurely glazed and non-opening to ensure the privacy of the adjoining neighbours is protected.

8.5 The Impact upon future occupiers

Both national and local policies seek development that has consideration for the future user. It is considered that the internal configuration provides for an acceptable level of usable space for each flat, combined with balconies that provide an acceptable form of outlook and ventilation. The external amenity space is limited but would provide some functional space, i.e. drying area/sitting out, that is appropriate for the level of accommodation proposed, but this lack of space is compensated for, in part, by the location of the recreational field sited approximately 219 metres to the west of the site. Therefore the proposal is not considered to be an overdevelopment of the site.

The Council's Pollution Control section have requested an upfront noise assessment to ensure the adjoining road does not impact upon the amenity of the future occupiers through excessive noise, but given that there are already existing residential properties sited in a similar location to the proposal, the speed/ frequency of use of the road, and the fact that the site is not within a known "noisy" area, the potential noise from the road would not be considered to be an uncharacteristic feature in a residential area that would harm the amenity of residents and therefore the request, in this context, is considered unreasonable.

8.7 The Impact upon parking and highway provision

National guidance and the Council's policies seek to reduce car use in areas

that can be served by other modes of transport and this is reflected within the Council's approved parking guidelines. The site is well served by bus links as well as cycling and walking provision and therefore meets the criteria above. The proposed 5 parking spaces for the 17 flats would accord with policy. In addition the scheme will, through a S106 agreement, provide infrastructure to support walking within the area.

8.9 Other matters raised

Concern has been raised by the Glamorgan Social Club that the proposal of residential development in close proximity would inhibit their ability to operate. PPW 10 establishes the "agent for change principle". Paragraph 6.75 of PPW explains this process as: a business or person responsible for introducing a change is responsible for managing that change. In practice, this means a developer would have to ensure that solutions to address air quality or noise from nearby pre-existing infrastructure, businesses or venues can be found and implemented as part of ensuring development is acceptable. Given the existing level of housing around the site and that no evidence has been presented to suggest that the club is causing a nuisance, the proposal would not conflict with the agent for change principles or with Policy EN13 of the adopted Local Plan.

- Loss of privacy (see paragraph 8.4);
- Overdevelopment of the site (see paragraph 8.5);
- Out of character with the area and does not accord with policy/SPG (see paragraph 8.3)
- Insufficient parking (see paragraph 8.7);

9. **CONCLUSIONS**

The proposal would provide 17 affordable units within a residential area where there is high housing need (demand of 1,390 for 1 / 2 bed accommodation) in a highly sustainable area, and as a result there is no land use policy objection to the proposal. The concerns from the objectors and ward councillor have been noted and assessed within the report against national and local policies and it is considered that, on balance, the proposal meets those objectives set within policy.

10 **S.106 PLANNING OBLIGATIONS**

The following requests have been made:

Transportation:

£10,000 to make footway/crossing improvements on Heol Trelai
£5000 for TRO to extend the existing parking restrictions adjacent to the site (on Heol Trelai and Church Road)

Public Open Space:

£25,005 (compliant with the approved Planning Obligations SPG) towards the

provision of new open space, or the design/improvement of existing open space in the locality (likely to be Heol Trelai Open Space and Church Road Open Space subject to member consultation).

Housing:

Limiting the development to affordable housing tenure only.

The developer has confirmed that they are agreeable to the above.

Having regard to W/O Circular 3/97, the Council's Planning Obligations SPG and legal tests defined in CIL Regulation 122, the above requests are considered to meet the above test.

11. **RECOMMENDATION**

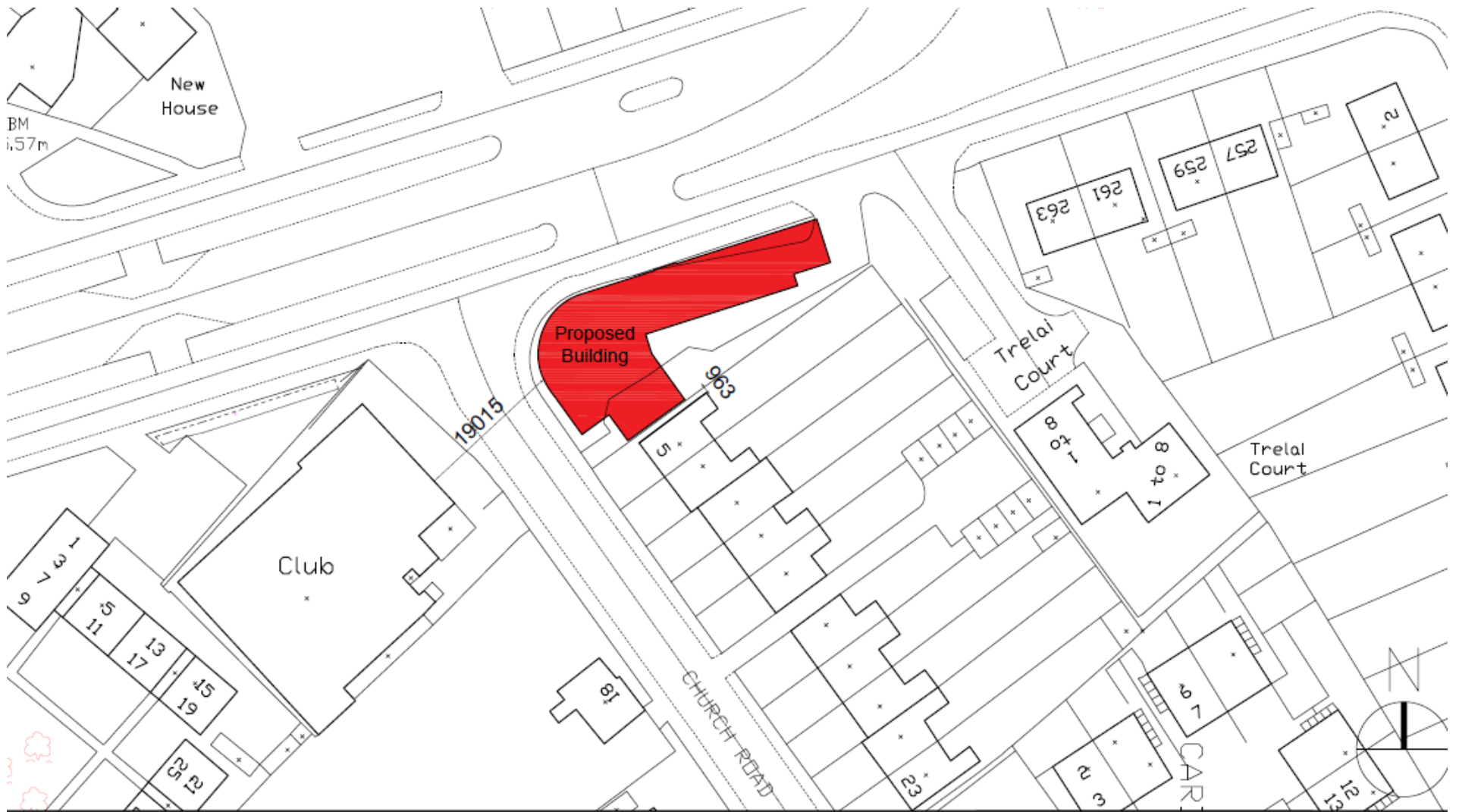
The application is recommended for APPROVAL subject to conditions and Legal Agreement.

12. **OTHER CONSIDERATIONS**

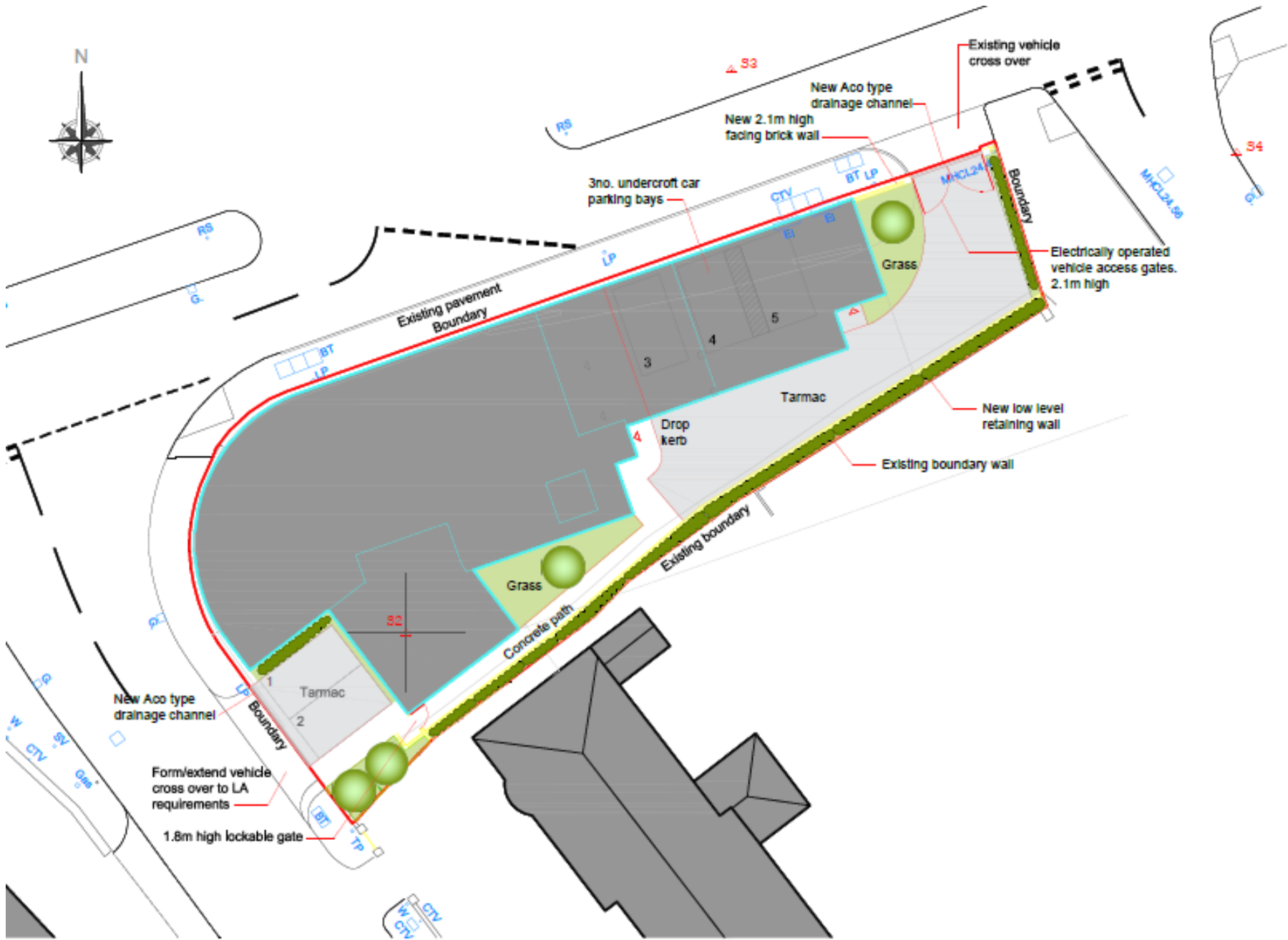
Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

Equality Act 2010 – The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic

Well-Being of Future Generations Act 2016 – In reaching this decision, the council have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. It is considered that this decision is in accordance with the Act's sustainable development principle contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities as outlined in Planning Policy Wales



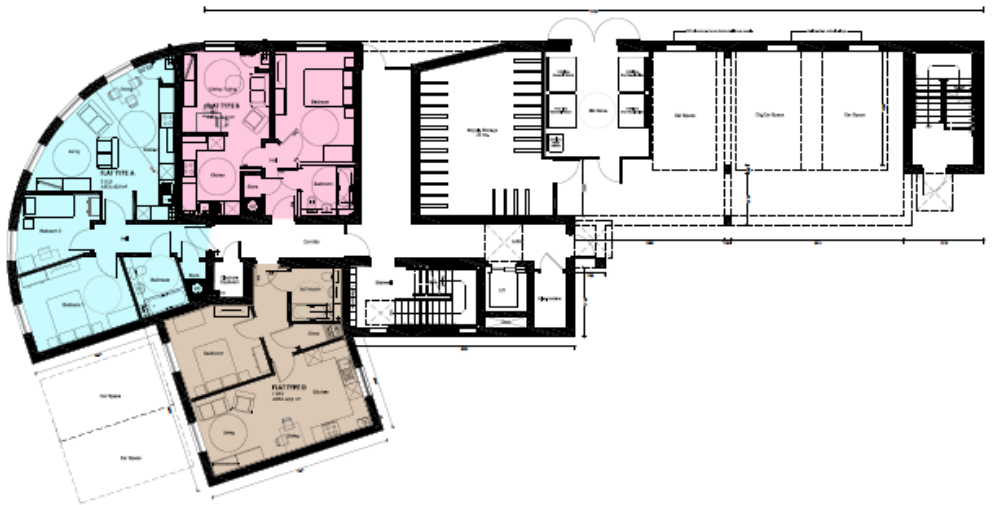
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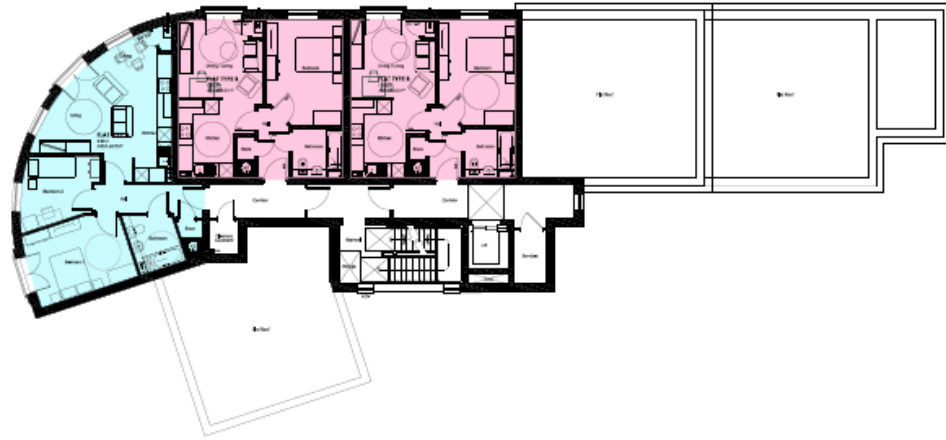


FLAT TYPE	
■	Flat type A
■	Flat type B
■	Flat type C
■	Flat type D
■	Flat type E

FIRST FLOOR PLAN



GROUND FLOOR PLAN



THIRD FLOOR PLAN

FLAT TYPE	
■	Flat type A
■	Flat type B
■	Flat type C
■	Flat type D
■	Flat type E



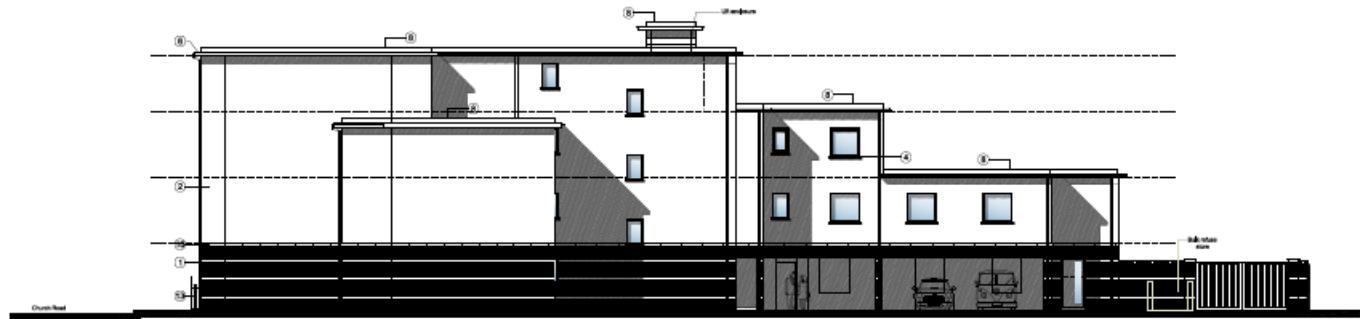
SECOND FLOOR PLAN



ELEVATION TO HEOL TRELAI

EXTERNAL MATERIAL FINISH SCHEDULE

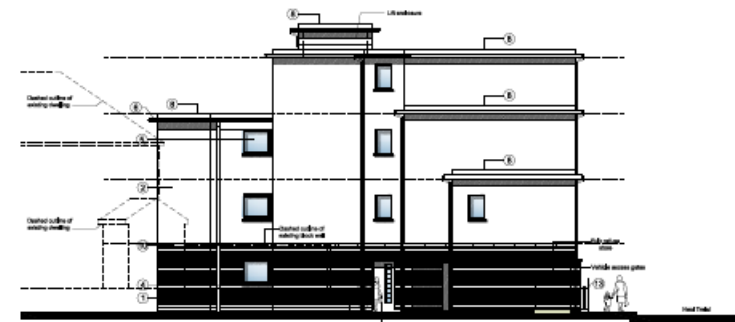
- ① Facing brickwork to main wall. Colour to be agreed.
- ② Smooth render finish.
- ③ Raked smooth render finish. Colour to be confirmed.
- ④ Cast stone sk. Colour to be confirmed.
- ⑤ PPC aluminium windows, screens and door. Colour: Dark grey.
- ⑥ Uprc fascia and soffits. Colour to be confirmed.
- ⑦ Uprc Rainwater Goods. Colour to be confirmed.
- ⑧ Single ply flat roof membrane.
- ⑨ Lockable steel juvee doors to bin store.
- ⑩ Cast stone horizontal band course. Colour to be confirmed.
- ⑪ Toughened glass Juliette balconies with proprietary stainless steel balings and handrails.
- ⑫ Cast stone feature bands.
- ⑬ Galv. vertical railings, 1.1m high.
- ⑭ PPC aluminium horizontal baffle panels. Colour to be agreed.
- ⑮ Black pointed glass steel railings, 1.6m.
- ⑯ Rendered masonry piles.



ELEVATION TO CAR PARK



ELEVATION TO CHURCH ROAD

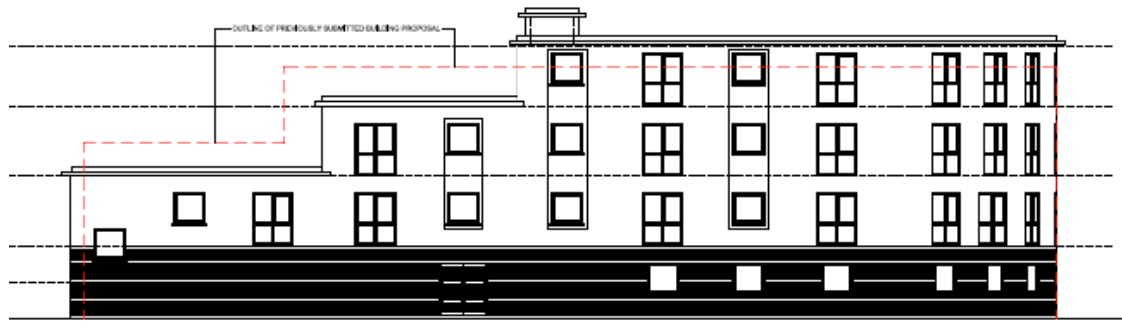


ELEVATION TO SITE ENTRANCE

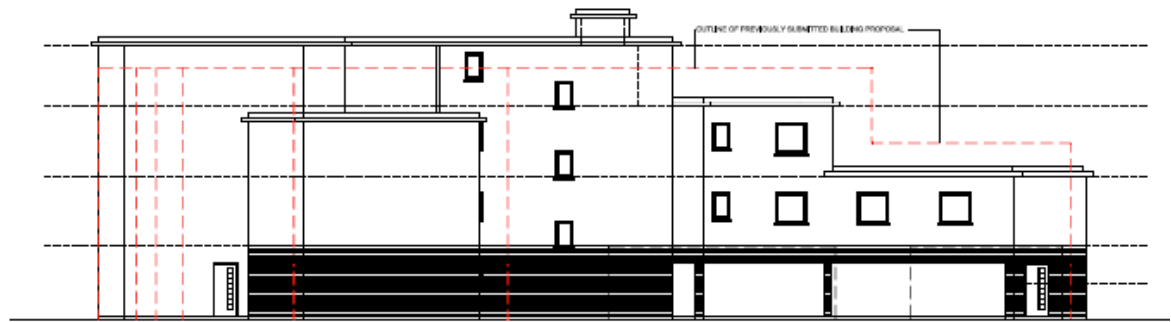


EXTERNAL MATERIAL FINISHES SCHEDULE

- ① Facing brickwork to main walls. Colour to be agreed.
- ② Smooth render finish.
- ③ Raked smooth render finish. Colour to be confirmed.
- ④ Cast stone sill. Colour to be confirmed.
- ⑤ PPC aluminium windows, screens and door. Colour: Dark grey.
- ⑥ Upvc fascias and soffits. Colour to be confirmed.
- ⑦ Upvc Rainwater Goods. Colour to be confirmed.
- ⑧ Single ply flat roof membrane.
- ⑨ Lockable steel louvre doors to bin store.
- ⑩ Cast stone horizontal band course. Colour to be confirmed.
- ⑪ Toughened glass Juliette balconies with proprietary stainless steel fixings and handrails.
- ⑫ Cast stone feature band.
- ⑬ Galv. vertical railings. 1.1m high.
- ⑭ PPC aluminium horizontal louvre panels. Colour to be agreed.
- ⑮ Black painted galv. steel railings. 14mm.
- ⑯ Rendered masonry piers



ELEVATION TO HEOL TRELAI



ELEVATION TO CAR PARK



ELEVATION TO CHURCH ROAD



ELEVATION TO CHURCH ROAD



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PETITION & LOCAL MEMBER SUPPORT

COMMITTEE DATE: 20/03/2019

APPLICATION No. **19/00282/MNR**

DATE RECEIVED: 12/02/2019

ED: **RIVERSIDE**

APP: TYPE: Variation of Conditions

APPLICANT: Mrs Halina Islam

LOCATION: 26 Clare Street, Riverside, Cardiff, CF11 6BB

PROPOSAL: REMOVAL OF CONDITION 5 OF 14/00341/DCI – TO ENABLE
HOT FOOD TAKEAWAY

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

1. The inclusion of a hot food takeaway facility at these premises would be very likely to attract illegal short stay car parking within the existing residents parking bays and on double yellow lines adjacent to the site, contrary to the provisions of policy T5 of the adopted Local Development Plan and paragraph 5.23 of the Food, Drink and Leisure Uses Supplementary Planning Guidance.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks planning permission to remove condition 5 of planning permission 14/00341/DCI to allow the sale of hot food for consumption off the premises.

- 1.2 Condition 5 was imposed as follows:

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no sale of hot food for consumption off the premises shall take place.

Reason: The inclusion of a hot food takeaway facility at these premises could attract illegal short stay car parking within the existing residents parking bay which passes the application site.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a class A3 restaurant/café premises which occupies a ground floor unit within an end of terrace three storey building on the east side of Clare Street at the junction with Despenser Place

3. **SITE HISTORY**

- 3.1 18/00767/MNR – planning permission refused for variation of condition 5 (no sale of hot food for consumption off the premises shall take place) of 14/00341/DCI to allow the sale of hot food to be split between 50% take-away and 50% eat-in. A subsequent appeal was dismissed with the planning inspector concluding that the variation would produce material harm in terms of highway safety.
- 3.2 17/02403/MNR – planning permission granted for variation of condition 3 of 14/00341/DCI to allow opening of the premises between 10:00 and 23:30 Monday to Saturday and 10:00 on 22:00 Sunday.
- 3.3 14/00341/DCI – planning permission granted and implemented for change of use of the ground floor to a café.

4. **POLICY FRAMEWORK**

4.1 Relevant National Planning Guidance:

Planning Policy Wales (Edition 10, 2018)

4.2 Relevant Cardiff Local Development Plan (2006-2026) policies:

Policy EN13 (Air, Noise, Light Pollution and Land Contamination)

Policy R8 (Food and Drink Uses)

Policy T5 (Managing Transport Impacts)

4.3 Relevant Supplementary Planning Guidance

Managing Transportation Impacts (Incorporating Parking Standards) 2018.

Food, Drink and Leisure Uses (2017)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Transportation – application 18/00767/MNR, which was refused on highway safety grounds, and the refusal was upheld and the appeal dismissed. The Inspector, in dismissing the appeal, confirmed what she considered to be “material harm” that the variation of the restriction on take away use would have on “highway safety”; the Inspector’s conclusion is copied below for information: *I appreciate the constraints of the appeal site in terms of its location. I also note the appellants’ claim that the existing café use has not proved economically viable and the letter of support from the Councillor for Riverside. Nevertheless, these matters cannot outweigh the substantial material harm that the variation of condition 5 would produce in terms of highway safety. I bear in mind the general requirements of Policy T5 of the Cardiff Local Development plan in relation to transport requirements. In the light of this, and on the evidence before me, I conclude that it is necessary and reasonable to retain the current restriction on the sale of hot food from the premises as set out in condition 5 of planning permission 14/00341/DCI.*

5.2 In light of the above and in the absence of any apparent material change in the circumstances of the site or proposal, and despite the apparent local support for the relaxation of the take away restriction, I have no choice but to confirm that my safety concerns remain and I would again seek to retain the restriction for the well documented reasons previously given.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 None.

7. **REPRESENTATIONS**

7.1 The application was publicised by letter and site notice. A petition of support was received with the application, signed by 33 residents with addresses in Cardiff, all of which are within the Riverside and Grangetwon wards who could reasonably be affected by the matter. Full details are viewable online.

7.2 Cllr Kanaya Singh supports the application, as follows:

As an elected member of the Riverside ward I would like to express my support for the fresh application to amend current A3 to allow for a Café to Pakistani Halal Food with eat-in and takeaway planning permission. I am in support of this application because:

- *Most users of the business will be from the local area and will therefore walk to the takeaway;*
- *The applicant will utilise a delivery service which will also mitigate the illegal parking;*
- *Riverside has a number of short stay 2 hour only parking bays which will mitigate the illegal parking;*
- *Riverside is not entirely residential parking so there are plenty of parking bays for legal parking;*
- *This restaurant adds to and enhances the character of the area it is welcome addition to the area;*
- *This retail unit is currently closed which does no good in the community and sends out negative message about Clare Street;*
- *There is a very large Muslim and Pakistani community within the area which would welcome such an eatery;*
- *There are several other eat in establishments just metres away from this location, so it seems unfair and unnecessary to treat this application differently.*

I know of other residents in the area who are in support of this application, I hope you take my letter of support into consideration.

8. **ANALYSIS**

8.1 **Residential Amenity**

The Food, Drink and Leisure Uses SPG identifies that A3 (food and drink) uses are most appropriately located in the City Centre Principal Shopping Area, District and Local Centres and the City Centre Principal Business Area. It is noted that the site is not located within a designated commercial centre and there is residential accommodation above/adjacent the application premises and on the opposite side of Clare Street, however the premises are of very small capacity and located on a busy road with a hotel nightclub (Club Rumours, The Wynford) located on the opposite side of Clare Street less than 30m from the application premises which opens until 03:00. It is also noted that condition 5 of planning permission 14/00341/DCI was imposed solely for reason that a hot food takeaway facility at these premises could attract illegal short stay car parking, and not for reason of protection of residential amenity. Having regard to the above it is not considered that the sale of hot food for consumption off the premises would have any unreasonable amenity impact in this instance.

8.2 Transportation

Policy T5 of the adopted Local Development Plan states that *'where necessary, safe and convenient provision will be sought in conjunction with development for: vi. Vehicular access and traffic management within the site and its vicinity.* Paragraph 5.23 of the Food, Drink and Leisure Uses SPG states that *'Proposals that might encourage short-stay parking near to junction, traffic lights, pedestrian crossings, bus stops, or double yellow lines are unlikely to be acceptable'*. Transportation have confirmed that the sale of hot food for consumption off the premises would be very likely to attract illegal short stay car parking within the existing residents parking bays on Clare Street and on double yellow lines adjacent to the site on Despenser Place. Having regard to the above it is considered the sale of hot food for consumption off the premises would have an unacceptable impact on highway safety.

8.3 Representations

The representations of support received from the neighbouring residents and Cllr Kanaya Singh are noted. While the substance of local views must be considered, the duty is to decide each case on its planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting planning permission; objections, or support, must be based on valid planning considerations. Specific issues are addressed as follows:

- a) Most Users Would Walk from Local Area. Whilst most users from the local area may walk, there would be no means of preventing them from using vehicles to collect hot food or of preventing users from outside the local area from using vehicles to collect hot food.
- b) Delivery Service. It is noted that the applicant may use a delivery service, condition 5 does not prevent a home delivery service.
- c) Short Stay and non-resident's Parking Bays. It is acknowledged that there are 2 hour short stay and non-resident's parking bays in the Riverside

area, however these are not located within close proximity to the application site therefore it cannot be assumed that patrons would use these parking bays.

- d) Muslim/Pakistani Community in the area. The demographic of the local community is noted, however there would be no means in planning terms of preventing the premises from being used to sell other types of food or to be occupied by a different commercial tenant in the future.
- e) Other Establishments in the Area. It is noted that there are other existing class A3 hot food takeaway premises in the area, however these are either located within the designated commercial Local Centre at Tudor Street or are historically established. In any case, all planning applications are considered on their own merit.

8.4 Other Legal Considerations

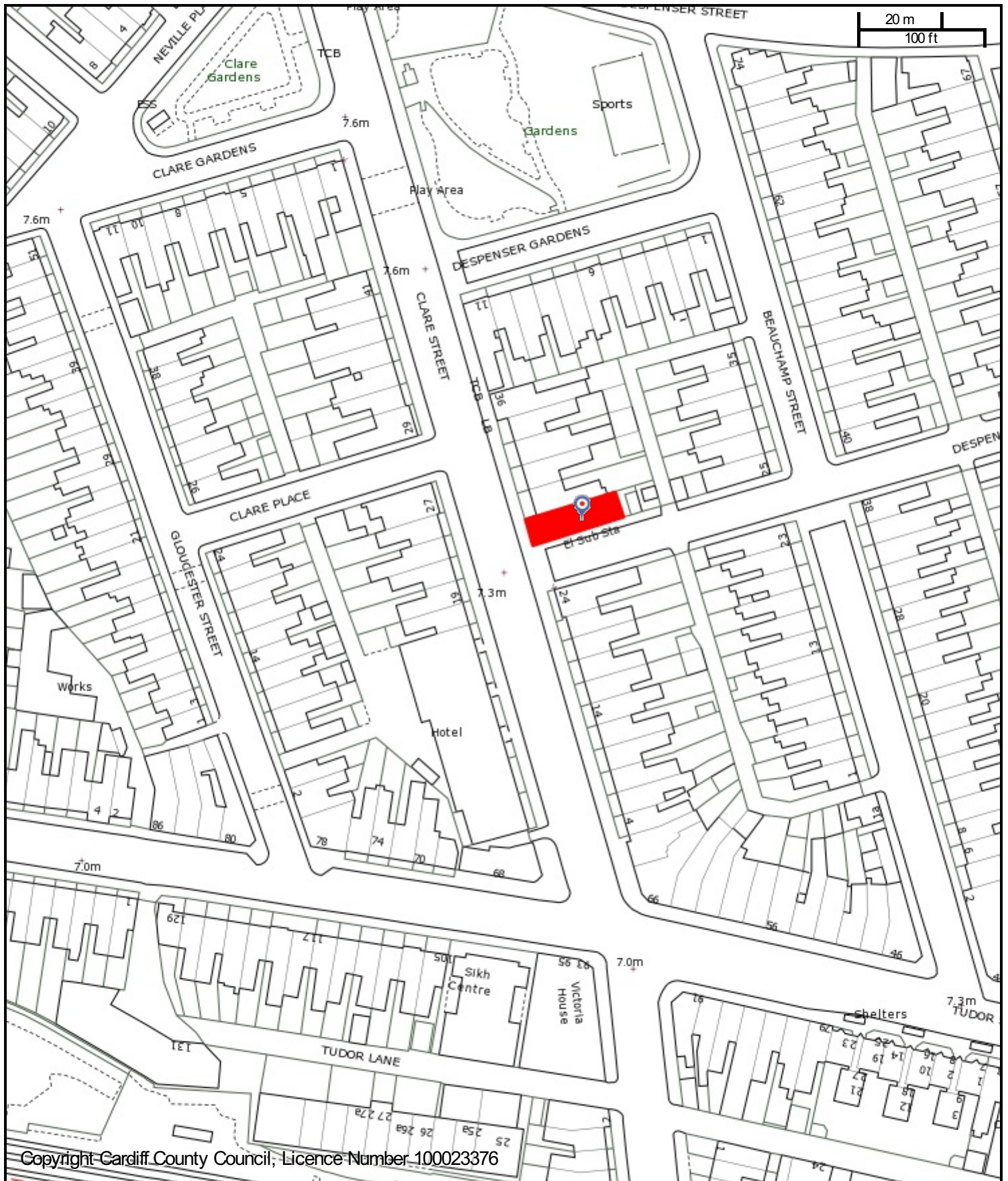
Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

Equality Act 2010 – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

8.5 Conclusion

It is concluded that the application is contrary to the planning policies listed, and is recommended that planning permission be refused.



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CHIEF EXECUTIVE

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



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Applications decided by Delegated Powers between 01/02/2019 and 28/02/2019

Total Count of Applications: 186

<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>
19/00145/DCH	30/01/2019	Ham	PROPOSED SINGLE STOREY EXTENSION TO REAR OF PROPERTY	48 KIRTON CLOSE, FAIRWATER, CARDIFF, CF5 2NB	27	True	Permission be granted	26/02/2019

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>
19/00115/MJR	21/01/2019	Crosslane Student Developments (Howard Gardens) Ltd	DISCHARGE OF CONDITIONS 8 (CONTAMINATED LAND MEASURES - ASSESSMENT) AND 9 (CONTAMINATED LAND MEASURES - REMEDIATION & VERIFICATION PLAN) OF 17/02618/MJR	BOWLING GREEN, HOWARD GARDENS, HOWARD GARDENS, ADAMSDOWN	16	True	Full Discharge of Condition	06/02/2019

<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>
18/02586/MNR	05/12/2018	Leaman	RETENTION OF TWO FLATS	178 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1QJ	84	False	Permission be granted	27/02/2019

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>
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18/02965/DCH	17/12/2018	Griffiths	PROPOSED SINGLE STOREY REAR AND SIDE KITCHEN EXTENSION	35 CRAIGLEE DRIVE, ATLANTIC WHARF, CARDIFF, CF10 4BN	52	True	Permission be granted	07/02/2019
<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>
18/03033/MJR	21/12/2018	Rightacres Property Company Limited	DEMOLITION OF VARIOUS ANCILLARY BUILDINGS IN PREPARATION FOR REDEVELOPMENT OF THE SITE AS PART OF THE CENTRAL QUAY DEVELOPMENT PROPOSALS	THE BREWERY, CRAWSHAY STREET, BUTETOWN, CARDIFF, CF10 5DS	47	True	Prior Approval be granted	06/02/2019
18/02383/MJR	22/10/2018	Platform Cardiff S.a.r.l	APPLICATION UNDER SECTION 73 TO VARY CONDITIONS 2, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 29, 37 AND 38 OF PLANNING PERMISSION 17/02404/MJR GRANTED 29TH JUNE 2018 TO AMEND THE TIMING OF DEMOLITION, BUILDING DESIGN AND PROPOSED QUANTUM OF COMMERCIAL USES AT FORMER BROWNING JONES & MORRIS, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FE	BROWNING JONES AND MORRIS, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FE	128	False	Permission be granted	27/02/2019
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	118	False	Partial Discharge of Condition (s)	25/02/2019
18/03004/MJR	24/12/2018	Fusion Cardiff Capital Quarter LLP	TEMPORARY CHANGE OF USE (UNTIL 31/08/20) OF PART OF THE BUILDING FROM STUDENT ACCOMMODATION (SUI GENERIS) TO PROFESSIONAL SERVICED APARTMENTS (C1)	ZENITH, HERBERT STREET, ATLANTIC WHARF, CARDIFF, CF10 4DG	63	False	Permission be granted	25/02/2019

<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>
18/01218/MNR	23/05/2018	samuels and thomas	CONVERT OFFICE SPACE INTO 3NO APARTMENTS	104-105 BUTE STREET, BUTETOWN, CARDIFF, CF10 5AD	281	False	Permission be granted	28/02/2019
A/18/00150/MNR	13/12/2018	The Rank Group PLC	REPLACEMENT OF EXISTING SIGNAGE WITH NEW SIGNAGE	GROSVENOR CASINO, RED DRAGON CENTRE, HEMINGWAY ROAD, ATLANTIC WHARF, CARDIFF, CF10 4JY	56	True	Split decision (part app./part ref.)	07/02/2019
19/00065/MNR	14/01/2019	Gorwill	CHANGE OF USE FROM TATTOO STUDIO TO A MAKE-UP AND BEAUTY STUDIO	UNIT 1, 3 WEST BUTE STREET, CARDIFF CF10 5EN	37	True	Permission be granted	20/02/2019

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>
18/02688/DCH	14/12/2018	Berryman	2 STOREY SIDE EXTENSION FOR GRANNY FLAT	1 BRUNDALL CRESCENT, CAERAU, CARDIFF, CF5 4RU	55	True	Planning Permission be refused	07/02/2019
18/02859/DCH	19/12/2018	Guy	SINGLE STOREY SIDE EXTENSION FOR KITCHEN AND GARAGE	13 CYNTWELL PLACE, CAERAU, CARDIFF, CF5 5QL	51	True	Permission be granted	08/02/2019

<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>
18/02820/MNR	04/12/2018	Horizons Educare	DISCHARGE OF CONDITION 4 (CYCLE STORE) OF 18/00975/MNR	NEW HOUSE FARM, HEOL TRELAI, CAERAU, CARDIFF, CF5 5PH	84	False	Full Discharge of Condition	26/02/2019

19/00117/MNR	22/01/2019	Oakley	DISCHARGE OF CONDITION 8 (LANDSCAPE) 18/01462/MNR	THE CAERAU, BISHOPSTON ROAD, CAERAU, CARDIFF, CF5 5DZ	29	True	Full Discharge of Condition	20/02/2019
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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>
18/02419/DCH	25/10/2018	Williams	NEW SINGLE STOREY EXTENSION TO REAR INCLUDING LOG BURNER FLUE WITH ALTERATIONS AND EXTENSION TO BOUNDARY WALL	27 VICTORIA PARK ROAD EAST, CANTON, CARDIFF, CF5 1EH	119	False	Permission be granted	21/02/2019

<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>
18/02380/MJR	17/10/2018	Ely Bridge Development Company Ltd	RESERVED MATTERS IS SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF PHASE B	FORMER PAPER MILL ARJO WIGGINS, SANATORIUM ROAD, CANTON	127	False	Permission be granted	21/02/2019

19/00218/MJR	04/02/2019	Ely Mill Development Company	DISCHARGE OF CONDITION 9 (ASBESTOS MONITORING PLAN) OF 16/00813/MJR	PART OF FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	10	True	Full Discharge of Condition	14/02/2019
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18/02982/MNR	18/12/2018	MYJM LTD	VARIATION OF CONDITION 1 OF 17/02579/MNR TO EXTEND TIMESCALE FOR COMMENCEMENT OF DEVELOPMENT FOR A FURTHER 12 MONTHS	12 CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ	59	False	Permission be granted	15/02/2019
17/01280/MNR	05/06/2017	cardiff house of sport ltd	DISCHARGE OF CONDITION 4 (LIGHTING SCHEME) OF 16/02098/MNR	EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF	626	False	Full Discharge of Condition	21/02/2019
18/02881/MNR	07/12/2018	Michaeldever Tyre Services Ltd	ANCILLARY USE OF THE SITE AS A MOT TEST STATION TO THE EXISTING TYRE SALES, REPAIR & STORAGE USE	BATHWICK TYRES LTD, 639 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BH	56	True	Permission be granted	01/02/2019
19/00063/MJR	14/01/2019	Ely Mill Development Company	DISCHARGE OF CONDITION 14 OF 18/01190/MNR (18050 (90)100A PHASING PLAN, THE MILL - CMP PHASE B)	FORMER PAPER MILL ARJO WIGGINS, SANATORIUM ROAD, CANTON	23	True	Partial Discharge of Condition (s)	06/02/2019

CATH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00040/DCH	11/01/2019	Ms Clare Phillips	TWO STOREY & SINGLE STOREY REAR EXTENSIONS & REAR DORMER	86 COSMESTON STREET, CATHAYS, CARDIFF, CF24 4LR	41	True	Permission be granted	21/02/2019
19/00155/DCH	28/01/2019	Satah-khudhair	REAR DORMER	31 MERTHYR STREET, CATHAYS, CARDIFF, CF24 4JL	9	True	Permission be granted	06/02/2019
<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>

18/02931/MJR	13/12/2018	Welsh Rugby Union	INSTALLATION OF TWO DRUPS (DIESEL ROTARY UNINTERRUPTED POWER SUPPLIES) GENERATORS WITH ENCLOSURES	PRINCIPALITY STADIUM, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1NS	54	True	Permission be granted	05/02/2019
19/00057/MJR	17/01/2019	Hussain	NEW PEDESTRIAN ACCESS DOOR TO SHOP FRONT TO GAIN ACCESS TO FIRST FLOOR AND SECOND FLOOR ROOMS. CHANGE OF USE OF FIRST AND SECOND FLOORS TO CLASS C1 TO HOLIDAY LET ACCOMMODATION	13 CASTLE STREET, CITY CENTRE, CARDIFF, CF10 1BS	35	True	Permission be granted	21/02/2019
19/00183/MJR	01/02/2019	Vita (Cardiff) 1 Limited	DISCHARGE OF CONDITION 23 (ARBORICULTURAL IMPACT ASSESSMENT, ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN)	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	19	True	Partial Discharge of Condition (s)	20/02/2019
19/00185/MJR	01/02/2019	Vita (Cardiff) 1 Limited	DISCHARGE OF CONDITIONS 33 (WRITTEN SCHEME OF INVESTIGATION FOR BUILDING RECORDING) AND 34 (WRITTEN SCHEME OF HISTORIC ENVIRONMENT MITIGATION) OF 18/02527/MJR	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	11	True	Partial Discharge of Condition (s)	12/02/2019
19/00200/MJR	04/02/2019	Cardiff University	AMENDMENTS TO 16/01739/MJR - OMISSION OF THE EXTERNAL ROOF PLANT SCREENING; . REDUCTION IN THE HEIGHT OF ROOFLIGHTS; CHANGES TO REAR ELEVATION TO REFLECT A CHANGE FROM CONCRETE PANELS TO EUROBOND EUROPANEL F5	46-48 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3BB	22	True	Permission be granted	26/02/2019
19/00202/MJR	05/02/2019	Ascent Development Limited	DISCHARGE OF CONDITION 25 (DESK BASED WIND ASSESSMENT) OF 17/01906/MJR	THE FORMER CUSTOM HOUSE, CUSTOM HOUSE STREET AND FORMER YORK HOTEL, CITY CENTRE, CARDIFF	16	True	Full Discharge of Condition	21/02/2019
19/00268/MJR	15/02/2019	Vita (Cardiff) 1 Limited	DISCHARGE OF CONDITION 8 (GROUND GAS PROTECTION) OF 18/02527/MJR	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	12	True	Full Discharge of Condition	27/02/2019

19/00270/MJR	15/02/2019	Vita (Cardiff) 1 Limited	DISCHARGE OF CONDITION 9 (CONTAMINATED LAND) OF 18/02527/MJR	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	12	True	Full Discharge of Condition	27/02/2019
<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>
18/02955/MNR	14/12/2018	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	55	True	Permission be granted	07/02/2019
18/02922/MNR	19/12/2018	D&G Office Interiors Ltd.	CHANGE OF USE FROM A1 TO BUILDING SOCIETY WITH OFFICES UPSTAIRS AND BASEMENT TO BE A BREAK-OUT AREA AND CONFERENCE ROOMS	33-35 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AG	51	True	Permission be granted	08/02/2019
18/02990/MNR	18/12/2018	Khawaja	EXTENSION OF TRADING HOURS TO INCLUDE 8AM TO 11PM SUN, MON, THURS 8AM TO 1AM WED, FRI, SAT	132 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NR	55	True	Permission be granted	11/02/2019
A/18/00154/MNR	21/12/2018	Metro Bank PLC	SITE HOARDING	40-44 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BX	55	True	Permission be granted	14/02/2019
19/00173/MNR	30/01/2019	Ashi Properties	DISCHARGE OF CONDITION 5 (SURFACE WATER) OF 18/01934/MNR	25 MINNY STREET, CATHAYS, CARDIFF, CF24 4ES	29	True	Full Discharge of Condition	28/02/2019
A/19/00010/MNR	30/01/2019	Clear Channel UK Ltd	DISPLAY OF A FREE STANDING DOUBLE SIDED DIGITAL ADVERTISING PANEL	OUTSIDE 40-41 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1AD	22	True	Permission be granted	21/02/2019
A/19/00001/MNR	14/01/2019	Hywel Samuel & Associates	REPLACEMENT FASCIA AND PROJECTING SIGNS	REMPLOY GROUND FLOOR, GOLATE COURT, GOLATE, CITY CENTRE, CARDIFF, CF10 1EU	21	True	Permission be granted	04/02/2019

19/00034/MNR	09/01/2019	Craven Leisure Ltd	INTERIOR FIT OUT OF EXISTING PREMISES RESULTING IN CHANGES TO FRONTAGE (3 NEW SETS OF DOUBLE DOORS TO RELOCATED CENTRAL LOBBY) & MINOR DECORATION TO LOWER FRONTAGE	GROSVENOR HOUSE, GREYFRIARS ROAD, CITY CENTRE, CARDIFF, CF10 3AD	30	True	Permission be granted	08/02/2019
A/19/00003/MNR	09/01/2019	Craven Leisure Ltd	REPLACEMENT OF EXISTING FASCIA & PROJECTING SIGNS FOR RE-BRAND. NEW PROMOTION BOX SIGNS	GROSVENOR HOUSE, GREYFRIARS ROAD, CITY CENTRE, CARDIFF, CF10 3AD	30	True	Permission be granted	08/02/2019
19/00100/MNR	18/01/2019	Abercrombie & Fitch	NEW SHOPFRONT	HOLLISTERS, 74-76 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2EL	27	True	Permission be granted	14/02/2019
A/19/00008/MNR	18/01/2019	Abercrombie & Fitch	NEW SIGNS - 'HOLLISTER' AND 'GILLY HICKS' SIGNS SET INTO THE FACADE ABOVE DISPLAY WINDOW, EACH BACK-LIT TO CREATE A HALO EFFECT	HOLLISTERS, 74-76 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2EL	27	True	Permission be granted	14/02/2019

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18/01986/DCH	28/08/2018	Berriman	TWO STOREY SIDE EXTENSION, GARAGE CONVERSION, REMOVAL OF REAR LEAN TO AND CONSTRUCTION OF NEW SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH REAR DORMER (INCL. JULIET BALCONY) AND OTHER ALTERATIONS	4 THE GROVE, CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	177	False	Permission be granted	21/02/2019
18/03044/DCH	11/01/2019	Sall	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION	1 WINDSOR CLIVE DRIVE, ST FAGANS, CARDIFF, CF5 6HQ	35	True	Permission be granted	15/02/2019

18/02983/DCH	11/01/2019	Griffiths	PROPOSED TWO-STOREY SIDE EXTENSION AND WORKS TO ROOF OF EXISTING GARAGE	6 BRUMMELL DRIVE, CREIGIAU, CARDIFF, CF15 9NX	34	True	Permission be granted	14/02/2019
19/00119/DCH	23/01/2019	Robbins	2 STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND FRONT PORCH	37 PARC-Y-COED, CREIGIAU, CARDIFF, CF15 9LX	28	True	Permission be granted	20/02/2019
19/00107/DCH	21/01/2019	Thomas	PROPOSED 2ND STOREY EXTENSION TO ACCOMMODATE MASTER BEDROOM WITH EN-SUITE AND REPLACE EXISTING, DEFECTIVE FLAT ROOFS WITH NEW PITCHED ROOFS TO MATCH EXISTING	2 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SA	32	True	Permission be granted	22/02/2019

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18/01984/MJR	23/08/2018	Redrow Homes (South Wales); Trustees of St Fagans No.1 & 2 Trust	DISCHARGE OF CONDITION 10 (RESIDENTIAL TRAVEL PLAN) OF 14/02188/MJR	LAND SOUTH OF PENTREBANE ROAD, CARDIFF	168	False	Full Discharge of Condition	07/02/2019

CYNC

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02913/DCH	19/12/2018	Harrison	DEMOLITION OF EXISTING GARAGE, PROPOSED SINGLE STOREY ANNEXE TO FORM NEW STORAGE AREA & GARDEN ROOM AND REAR DORMER	70 FIDLAS AVENUE, CYNCOED, CARDIFF, CF14 0NZ	48	True	Permission be granted	05/02/2019
18/02771/DCH	12/12/2018	Martin	LOFT CONVERSION TO INCLUDE: HIP TO GABLE CONVERSION COMPLETE WITH DORMERS TO FRONT AND REAR AND INCREASE IN RIDGE HEIGHT TO CREATE DORMER BUNGALOW	12 FIDLAS ROAD, CYNCOED, CARDIFF, CF14 0NB	54	True	Permission be granted	04/02/2019

19/00001/DCH	03/01/2019	Butler	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	4 WOODVALE AVENUE, CYNCOED, CARDIFF, CF23 6SQ	43	True	Permission be granted	15/02/2019
18/03016/DCH	03/01/2019	Arun	ERECTION OF HIP-TO-GABLE DORMER LOFT CONVERSION	97 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QW	56	True	Permission be granted	28/02/2019
19/00255/DCH	07/02/2019	Mr Doug Oakley	SINGLE STOREY REAR EXTENSION	22 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QT	13	True	Permission be granted	20/02/2019
18/03061/DCH	21/01/2019	Ellis	EXTENSION TO THE EXISTING GARAGE TO FORM NORMAL GARAGE SIZE & EXTENSION TO ROOF SPACE ABOVE	34 BETTWS-Y-COED ROAD, CYNCOED, CARDIFF, CF23 6PL	30	True	Permission be granted	20/02/2019
19/00069/DCH	21/01/2019	Heyes	EXTENSIONS TO THE ROOF TO INCLUDE RAISING OF RIDGE HEIGHT AND DORMERS TO THE REAR ELEVATION	15 WOODVALE AVENUE, CYNCOED, CARDIFF, CF23 6SP	31	True	Permission be granted	21/02/2019

<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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18/02804/MNR	28/11/2018	Poole	DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN) & 5 (LANDSCAPING) OF 18/00906/MNR	PART OF LAND AT 13 CEFN COED ROAD, CYNCOED, CARDIFF, CF23 6AN	71	False	Full Discharge of Condition	07/02/2019
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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>
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18/02868/DCH	06/12/2018	Hussain	PROPOSED SINGLE AND TWO STOREY REAR EXTENSIONS AND FRONT ENTRANCE PORCH	72 AMETHYST ROAD, FAIRWATER, CARDIFF, CF5 3NW	70	False	Permission be granted	14/02/2019
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18/02884/DCH	11/12/2018	Migdalska	SINGLE STOREY REAR EXTENSION	36 LLANBEDR ROAD, FAIRWATER, CARDIFF, CF5 3BW	65	False	Permission be granted	14/02/2019
19/00239/DCH	06/02/2019	Hinton	SINGLE STOREY REAR EXTENSION	7 ROCHE CRESCENT, FAIRWATER, CARDIFF, CF5 3PY	14	True	Permission be granted	20/02/2019
<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>
19/00160/MJR	29/01/2019	United Welsh Housing Association	DISCHARGE OF CONDITION 9 (AGGREGATE MATERIALS) OF 14/02770/MJR	LAND BETWEEN 53 AND 81 GORSE PLACE, FAIRWATER, CARDIFF	13	True	Full Discharge of Condition	11/02/2019
<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>
18/02366/MNR	11/12/2018		ERECTION OF DETACHED HOUSE	PART OF LAND AT REAR OF 32 KEYSTON ROAD, FAIRWATER, CARDIFF, CF5 3NG	71	False	Planning Permission be refused	20/02/2019
18/00090/MNR	18/01/2018	cardiff council - housing development	DEMOLITION OF FORMER BULLDOG PUB/RUGBY FOOTBALL CLUB	FAIRWATER RFC, PLAS MAWR ROAD, FAIRWATER, CARDIFF, CF5 3PZ	399	False	Prior Approval be granted	21/02/2019
18/03000/MNR	19/12/2018	Fairwater Coffee	DISCHARGE OF CONDITION 4 (FUME EXTRACTION) OF 18/02348/MNR	60 PLAS MAWR ROAD, FAIRWATER, CARDIFF, CF5 3JX	48	True	Partial Discharge of Condition (s)	05/02/2019
17/00540/MNR	05/04/2017	Heselton	CONSTRUCTION OF 6 NO SELF CONTAINED FLATS WITH PARKING AND GARDEN AREAS. CONSTRUCTION OF ADJOINING CARPARK COMPOUND TO SERVE THE EXISTING FAIRWATER GARAGE	LAND REAR OF 9-35 FINCHLEY ROAD, FAIRWATER	688	False	Permission be granted	22/02/2019

GABA

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00096/DCH	23/01/2019	Fitzgerald	DEMOLITION OF GARAGE AND OUTHOUSE AND NEW BOUNDARY WALL TO LANE, SINGLE STOREY GROUND FLOOR EXTENSION TO THE REAR OF THE PROPERTY, ALONG WITH A LOFT CONVERSION TO INCLUDE A DORMER BEDROOM AND EN SUITE BATHROOM	75 NEWFOUNDLAND ROAD, GABALFA, CARDIFF, CF14 3LB	34	True	Permission be granted	26/02/2019

<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>
17/00985/MJR	05/06/2017	Northmill Associates Ltd	DISCHARGE OF CONDITION 12 (JUNCTION DETAILS) OF PLANNING APPLICATION 11/00863/DCI	LAND AT THE REAR OF MYNACHDY ROAD, MYNACHDY, CARDIFF, CF14 3HN	632	False	Deemed Refusal	27/02/2019

19/00179/MJR	01/02/2019	Wates Residential	RELOCATION OF BIN STORES TO FLATS BLOCKS A, B AND C. RELOCATION OF CAR PARKING SPACES WITHIN PARKING COURTYARDS - PREVIOUSLY APPROVED UNDER TO 17/01691/MJR	BRIARDENE, NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	19	True	Permission be granted	20/02/2019
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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>
19/00052/MNR	11/01/2019	BOUFF Ltd	CHANGE OF USE OF GROUND FLOOR FROM A2 TO A1	THE DOWNS SYNDROME ASSOCIATION, 206 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NB	24	True	Permission be granted	04/02/2019

GRAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/03065/DCH	28/12/2018	Desmond	DOUBLE STOREY SIDE EXTENSION & SINGLE REAR EXTENSION	6 AVONDALE CRESCENT, GRANGETOWN, CARDIFF, CF11 7DE	41	True	Permission be granted	07/02/2019
18/02823/DCH	11/01/2019	Pascos	CONVERT GARAGE INTO STUDY ROOM. GARAGE DOOR TO WINDOW. BUILD ABOVE GARAGE AT FIRST FLOOR INCREASING THE RIDGE HEIGHT	2 BESSBOROUGH DRIVE, GRANGETOWN, CARDIFF, CF11 8NE	42	True	Permission be granted	22/02/2019
18/03041/DCH	04/01/2019	Adams	DEMOLITION OF REAR CONSERVATORY. GROUND FLOOR EXTENSION TO SIDE AND REAR TO ACCOMMODATE EXTENDED KITCHEN AND LIVING AREAS	28 AVONDALE GARDENS, GRANGETOWN, CARDIFF, CF11 7DY	31	True	Permission be granted	04/02/2019
19/00106/DCH	21/01/2019	Hirani	REAR DORMER ROOF EXTENSION AND EXTERNAL WALL INSULATION TO REAR ELEVATION	52 DINAS STREET, GRANGETOWN, CARDIFF, CF11 6QZ	14	True	Permission be granted	04/02/2019

<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>
18/02737/MJR	22/11/2018	JG Hale Construction Limited	DISCHARGE OF CONDITIONS 10 (POSITION AND FORM OF CONSTRUCTION OF ALL ROADS AND FOOTPATHS WITHIN THE SITE) AND 12 (PHASING PLAN FOR CONSTRUCTION OF ROADS, FOOTPATHS AND OTHER PUBLICLY ACCESSIBLE AREAS) OF 17/02936/MJR	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN	95	False	Partial Discharge of Condition (s)	25/02/2019

18/02896/MJR	14/12/2018	Peters	DISCHARGE OF CONDITION 6 (SITE WASTE MANAGEMENT PLAN) AND 7 (DEMOLITION MANAGEMENT PLAN) OF 15/02834/MJR	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN	56	True	Full Discharge of Condition	08/02/2019
19/00245/MJR	08/02/2019	JG Hale	AMENDMENTS TO 17/02936/MJR - REVISED BRICK TYPE	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN	13	True	Permission be granted	21/02/2019
19/00246/MJR	08/02/2019	JG Hale	DISCHARGE OF CONDITION 4 (ROOF TILES) OF 17/02936/MJR	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN	13	True	Full Discharge of Condition	21/02/2019
19/00027/MJR	23/01/2019	HALE CONSTRUCTION	AN AMENDMENT TO THE HYBRID PERMISSION AS SUPPLEMENTED BY THE RESERVED MATTERS APPROVAL. THIS INVOLVES INTRODUCING 300MM STEPS ALONG THE PARTY WALLS OF PLOTS 99 -101 - PREVIOUSLY APPROVED UNDER 15/2834/MJR	LAND TO THE WEST OF CLIVE LANE, GRANGETOWN	28	True	Permission be granted	20/02/2019

<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>
18/03011/MNR	24/12/2018	Ashfield Land (Cardiff) Limited	CHANGE OF USE OF UNIT 1C FOR THE SALE OF MOTORCYCLES, MOTORCYCLE CLOTHING/PARTS/ACCESSORIES AND A WORKSHOP/MOT TESTING BAY (SUI GENERIS)	UNIT 1C, GLYNSTELL PARK, GLYNSTELL CLOSE, LECKWITH, CARDIFF, CF11 8AW	53	True	Permission be granted	15/02/2019

HEAT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/02659/DCH	21/11/2018	Jones	DEMOLITION OF EXISTING SINGLE STOREY KITCHEN AREA & GARAGE TO REAR & CONSTRUCTION OF SINGLE STOREY REAR / SIDE EXTENSION WITH ROOFLIGHTS. NEW RAISED PATIO TO REAR. NEW PORCH TO FRONT	50 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RJ	84	False	Permission be granted	13/02/2019
18/03006/DCH	19/12/2018	Mr Huw Davies	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS WITH LOFT CONVERSION WITH REAR DORMERS AND EXTERNAL ALTERATIONS	184 PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 1UG	58	False	Permission be granted	15/02/2019
19/00007/DCH	08/01/2019	Rees	REPLACE EXISTING GATES. INSTALLATION OF NEW GATES WITH WALLS AND PIERS ON EACH SIDE	70 BIRCHGROVE ROAD, BIRCHGROVE, CARDIFF, CF14 1RT	45	True	Permission be granted	22/02/2019
18/03037/DCH	04/01/2019	Davies	FIRST FLOOR AND FRONT EXTENSIONS TO CREATE DORMER BUNGALOW	62 TY'N-Y-PARC ROAD, WHITCHURCH, CARDIFF, CF14 6BP	34	True	Permission be granted	07/02/2019
18/03053/DCH	27/12/2018	Morris	SINGLE STOREY REAR EXTENSION	42 KING GEORGE V DRIVE WEST, HEATH, CARDIFF, CF14 4EE	39	True	Permission be granted	04/02/2019
19/00094/DCH	17/01/2019	Jenkins	LOFT CONVERSION WITH HIP TO GABLE END EXTENSION & REAR DORMER	38 TON-YR-YWEN AVENUE, HEATH, CARDIFF, CF14 4PA	36	True	Permission be granted	22/02/2019

LISV

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02963/DCH	17/12/2018	Lewis	REPLACE AREA OF THATCHED ROOF WITH NATURAL SLATES TO MATCH EXISTING	WHITE WILLOWS COTTAGE, HEOL HIR, LISVANE, CARDIFF, CF14 9UD	67	False	Permission be granted	22/02/2019
18/02733/DCH	21/11/2018	O'Driscoll	FIRST FLOOR EXTENSION TO SIDE & GROUND FLOOR EXTENSION TO REAR	43 ROWAN WAY, LISVANE, CARDIFF, CF14 0TD	75	False	Permission be granted	04/02/2019

18/02960/DCH	03/01/2019	Williams	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF PART TWO STOREY, PART SINGLE STOREY SIDE EXTENSION AND ALTERATIONS TO REAR ROOF OF AWELON. INTERNAL ALTERATIONS TO INCREASE FOOTPRINT OF BRYNAWEL MAINTAINING TWO SEPARATE DWELLINGS.	AWELON AND BRYNAWEL, CHURCH ROAD, LISVANE, CARDIFF, CF14 0SJ	32	True	Permission be granted	04/02/2019
19/00003/DCH	04/01/2019	Mr Colin Ford	SINGLE STOREY EXTENSION TO THE FRONT ELEVATION	1 TANGLEWOOD CLOSE, LISVANE, CARDIFF, CF14 0ET	34	True	Permission be granted	07/02/2019
<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>
18/02746/MJR	28/11/2018	Redrow Homes Ltd	ALTERATIONS COMPRISING OF VARIOUS ALTERATIONS TO HOUSE TYPES, MATERIALS AND BOUNDARY TREATMENTS, GARAGES AND ROOF COVERINGS - PREVIOUSLY APPROVED UNDER PLANNING PERMISSION NO. 14/02891/MJR AS SUPPLEMENTED BY RESERVED MATTERS APPROVAL NO. 18/00012/MJR	PHASE 1A, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	68	False	Permission be granted	04/02/2019
18/01500/MJR	22/06/2018	Redrow Homes Limited	DISCHARGE OF CONDITION 6 (DESIGN CODE) OF 14/02891/MJR	CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	243	False	Full Discharge of Condition	20/02/2019
18/01287/MJR	06/06/2018	Redrow Homes Limited	RESERVED MATTERS APPLICATION IN RELATION TO THE PROVISION OF CYCLE WAY, FOOTPATH AND VERGE ASSOCIATED WITH THE APPROVED SPINE ROAD CARRIAGEWAY ALONG WITH ASSOCIATED DRAINAGE INFRASTRUCTURE, STRUCTURAL LANDSCAPING AND PUBLIC OPEN SPACE	PHASE 2, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, MAERDY LANE, LISVANE	260	False	Permission be granted	21/02/2019

18/01288/MJR	06/06/2018	Redrow Homes Limited	DISCHARGE OF THE FOLLOWING CONDITIONS OF PERMISSION NO. 14/02891/MJR RELATING TO PHASE 2 CONDITION 8: PHASING PLAN FOR ROADS, FOOTPATHS AND PUBLICLY ACCESSIBLE AREAS CONDITION 9: CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CEMP) CONDITION 11: LANDSCAPING SCHEME CONDITION 13: TREE ASSESSMENT CONDITION 14: LANDSCAPING COMPLIANCE WITH RESERVED MATTERS CONDITION 15: SOIL MOVEMENT CONDITION 16: ECOLOGICAL MANAGEMENT STRATEGY CONDITION 19: HABITAT SEVERANCE STRATEGY CONDITION 21: BAT SURVEY CONDITION 23: TOPSOIL APPROVAL CONDITION 24: AGGREGATE APPROVAL CONDITION 27: ARCHAEOLOGY CONDITION 28: SURFACE WATER DRAINAGE CONDITION 36: LEVELS	CHURCHLANDS 2, LAND NORTH AND EAST OF LISVANE, MAERDY LANE, LISVANE	260	False	Full Discharge of Condition	21/02/2019
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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>
18/02914/DCH	14/12/2018	Necrews	REAR ROOF DORMER AND INCREASE RIDGE TO FORM LOFT CONVERSION	24 LAUNCELOT CRESCENT, THORNHILL, CARDIFF, CF14 9AQ	54	True	Permission be granted	06/02/2019
19/00253/DCH	08/02/2019	Mr David Milner	DISCHARGE OF CONDITION 4 (TREES) OF PLANNING PERMISSION 18/02620/DCH	1 PICKWICK CLOSE, LLANISHEN, CARDIFF, CF14 9DA	12	True	Full Discharge of Condition	20/02/2019

19/00060/DCH	18/01/2019	Hatton	LOFT CONVERSION TO INCLUDE FULL WIDTH FLAT ROOF DORMER. TILED TO MATCH EXISTING ROOF MATERIAL. TWO UPVC WINDOWS IN THE DORMER AND VELUX WINDOWS TO THE FRONT ELEVATION	2 RHIWLAS, THORNHILL, CARDIFF, CF14 9AD	17	True	Permission be granted	04/02/2019
19/00024/DCH	07/01/2019	Barnett	LOFT CONVERSION WITH A NEW REAR DORMER AND AN ENLARGED PORCH TO THE FRONT OF THE HOUSE	60 ST MARTINS CRESCENT, LLANISHEN, CARDIFF, CF14 5QA	32	True	Permission be granted	08/02/2019

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18/03025/MJR	24/12/2018	Wates Residential	DISCHARGE OF CONDITIONS 12 (ACOUSTIC PERFORMANCE OF THE PROPOSED GLAZING), 14 (TOPSOIL), 15 (AGGREGATES) AND 16 (SITE WON MATERIAL) OF 16/01558/MJR	WALKER HOUSE CHILDRENS HOME, 158 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 5LZ	49	True	Partial Discharge of Condition (s)	11/02/2019
18/00641/MJR	19/03/2018	Waterstone Homes Ltd.	DISCHARGE OF CONDITIONS 4 (REFUSE), 5 (ROADS, FOOTPATHS AND SURFACE WATER DRAINAGE), 13 (CONSTRUCTION MANAGEMENT PLAN), 14 (LANDSCAPING) AND 17 (DRAINAGE SCHEME) OF 16/00711/MJR	SPORTS GROUND, USK ROAD, LLANISHEN, CARDIFF, CF14 0NN	319	False	Partial Discharge of Condition (s)	01/02/2019

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19/00066/MNR	16/01/2019	Wm Morrisons Supermarket Plc	INSTALLATION OF NEW TIMPSON'S RETAIL UNIT	PART OF CAR PARK AT MORRISONS, ASHBOURN WAY, LLANISHEN, CARDIFF, CF14 5EY	36	True	Permission be granted	21/02/2019
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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>
18/02968/DCH	17/12/2018	Hollingsworth	TWO STOREY EXTENSION TO THE SIDE OF THE PROPERTY	43 BEALE CLOSE, DANESCOURT, CARDIFF, CF5 2RU	59	False	Permission be granted	14/02/2019
18/02872/DCH	11/12/2018	Davies	SINGLE STOREY EXTENSION TO REAR OF PROPERTY	20 FAIRWATER GROVE WEST, LLANDAFF, CARDIFF, CF5 2JQ	55	True	Permission be granted	04/02/2019
19/00038/DCH	10/01/2019	Reis	CONVERSION OF LOFT TO HABITABLE SPACE, INCORPORATING FLAT ROOF DORMER TO REAR ELEVATION AND TWO VELUX ROOF WINDOWS TO FRONT ELEVATION	95 FAIRWATER GROVE EAST, LLANDAFF, CARDIFF, CF5 2JT	42	True	Permission be granted	21/02/2019
19/00035/DCH	09/01/2019	Bennett	REAR ROOF DORMER AND INCREASE RIDGE TO FORM LOFT CONVERSION	10 NICHOLSON WEBB CLOSE, DANESCOURT, CARDIFF, CF5 2RL	35	True	Permission be granted	13/02/2019
19/00041/DCH	11/01/2019	Kerry Ann Shepard	DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF NEW GARDEN ROOM AND PORCH WITH GARAGE CONVERSION OF EXISTING GARAGE	80 ELY ROAD, LLANDAFF, CARDIFF, CF5 2JH	31	True	Permission be granted	11/02/2019
19/00144/DCH	28/01/2019	Ellis	TWO STOREY EXTENSION TO THE SIDE	22 BISHOPS AVENUE, LLANDAFF, CARDIFF, CF5 2HJ	24	True	Permission be granted	21/02/2019

<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>
18/02566/MNR	02/11/2018	Cathedral School	CONSTRUCTION OF TWO STOREY BUILDING FOR EDUCATION USE WITHIN CLASS D1	THE CATHEDRAL SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YH	112	False	Permission be granted	22/02/2019

18/02565/MNR	02/11/2018	Cathedral School	CONSTRUCTION OF TWO STOREY BUILDING FOR EDUCATION USE WITHIN CLASS D1	THE CATHEDRAL SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YH	91	False	Permission be granted	01/02/2019
18/01527/MNR	26/06/2018	The Cathedral School	LANDSCAPE IMPROVEMENTS TO AN OUTDOOR SOCIAL SPACE AND THE INFANT AND NURSERY PLAY SPACE, INCLUDING NEW PLANTING, RUBBER MULCH, HARD SURFACES AND FENCE ADJUSTMENTS	THE CATHEDRAL SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YH	240	False	Permission be granted	21/02/2019

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>
18/03034/DCH	24/12/2018	Cadwyn Housing Association	PROPOSED GROUND FLOOR EXTENSION	3 MATTHEWSON CLOSE, LLANDAFF NORTH, CARDIFF, CF14 3HY	46	True	Permission be granted	08/02/2019

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>
19/00098/DCH	21/01/2019	Mr Dominic Ward	DEMOLITION OF EXISTING REAR CONSERVATORY & CONSTRUCTION OF SINGLE STOREY EXTENSION WITH ROOF LANTERN & BLOCKWORK GARDEN SHED. AMENDMENT TO CONSENT NO 18/02325/DCH	10 HATHERLEIGH ROAD, LLANRUMNEY, CARDIFF, CF3 4AR	32	True	Permission be granted	22/02/2019

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18/02981/MNR	18/12/2018	Gonzales	CONSTRUCTION OF ONE RESIDENTIAL DWELLING	PART OF LAND AT 294, BURNHAM AVENUE, LLANRUMNEY	58	False	Permission be granted	14/02/2019
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PENT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/03015/DCH	28/12/2018	Davies	SINGLE STOREY SIDE EXTENSION	456 COED-Y-GORES, LLANEDEYRN, CARDIFF, CF23 9NT	55	True	Permission be granted	21/02/2019

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A/19/00004/MNR	17/01/2019	Mr Carwyn Pippin	SIGNAGE	UNIT 8, PENTWYN RETAIL PARK, PENTWYN ROAD, PENTWYN, CARDIFF, CF23 7XH	35	True	Permission be granted	21/02/2019

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>
19/00036/DCH	09/01/2019	Anderson	LOFT CONVERSION	17 WATERLOO GARDENS, PENYLAN, CARDIFF, CF23 5AA	42	True	Permission be granted	20/02/2019
18/03035/DCH	20/12/2018	Herman	REPLACE 4 X WHITE UPVC WINDOWS TO FRONT, SIDE AND REAR OF HOUSE FOR 4 X WHITE UPVC WINDOWS	4 CHURCH TERRACE, ROATH, CARDIFF, CF23 5AW	56	True	Permission be granted	14/02/2019

18/02812/DCH	11/12/2018	Morton	PROPOSED TWO AND SINGLE STOREY EXTENSION, INCORPORATING KITCHEN, SUN LOUNGE, UTILITY ROOM, GARAGE AT GROUND FLOOR LEVEL WITH BEDROOM EXTENSIONS AT FIRST FLOOR LEVEL	30 LADY MARY ROAD, PENYLAN, CARDIFF, CF23 5NT	59	False	Permission be granted	08/02/2019
18/02865/DCH	13/12/2018	Ridge-Valentine	INSTALLATION OF A VELUX WINDOW BELOW EXISTING ROOF LIGHT AT REAR ROOF SLOPE	42 SANDRINGHAM ROAD, ROATH, CARDIFF, CF23 5BJ	56	True	Permission be granted	07/02/2019
18/03048/DCH	17/01/2019	DP Studio	ROOF EXTENSION ABOVE EXISTING RIDGE HEIGHT TO CREATED DORMER BUNGALOW	20 CARISBROOKE WAY, PENYLAN, CARDIFF, CF23 9HW	34	True	Planning Permission be refused	20/02/2019
18/02760/DCH	07/01/2019	Ford	PROPOSED SINGLE STOREY GROUND FLOOR REAR AND SIDE EXTENSION AND PROPOSED REAR DORMER ROOF EXTENSION WITH JULIET BALCONY	11 DERI ROAD, PENYLAN, CARDIFF, CF23 5AH	39	True	Permission be granted	15/02/2019
19/00127/DCH	25/01/2019	Jones	SINGLE STOREY REAR EXTENSION	49 BARON'S COURT ROAD, PENYLAN, CARDIFF, CF23 9DG	13	True	Permission be granted	07/02/2019
19/00184/DCH	31/01/2019	Evans	SINGLE STOREY REAR EXTENSION	47 SCHOLARS DRIVE, PENYLAN, CARDIFF, CF23 9FE	22	True	Permission be granted	22/02/2019
<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>
18/02846/MNR	13/12/2018	Jefferies	VARIATION OF CONDITION 2 (APPROVED PLANS) OF 16/02478/MNR - REVISE ONE OF THE REAR ELEVATION ROOF WINDOWS TO SMALL DORMER	16 LLWYN-Y-GRANT TERRACE, PENYLAN, CARDIFF, CF23 9EW	56	True	Permission be granted	07/02/2019

18/02744/MNR	28/11/2018	Monkstone Petanque Club	THE ERECTION OF A PREFABRICATED LOG CABIN TO SERVE AS A BASE FOR THE PETANQUE CLUB ON THE PENYLAN BOWLING CLUB SITE. THE BUILDING WILL BE USED FOR STORAGE OF EQUIPMENT, SHELTER IN INCLEMENT WEATHER ETC. THE AREA OF THE BUILDING IS 25M2	PENYLAN BOWLING & LAWN TENNIS CLUB, MARLBOROUGH ROAD, ROATH, CARDIFF, CF23 5BU	85	False	Permission be granted	21/02/2019
19/00110/MNR	25/01/2019	United Welsh Housing Association	DISCHARGE OF CONDITION 3 (CONTAMINATED LAND MEASURES) OF 03/01219/R	OAKHOUSE, 340 NEWPORT ROAD, PENYLAN, CARDIFF, CF24 1RT	7	True	Full Discharge of Condition	01/02/2019
19/00133/MNR	29/01/2019	Norton Evans Ltd	DISCHARGE OF CONDITION 6 (NETTING TO PREVENT SEAGULL NESTING) OF 18/01440/MNR	TAYLORS ETC, 143 COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9AN	7	True	Full Discharge of Condition	05/02/2019

PLAS

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18/02825/DCH	30/11/2018	Joseph	REPLACE THE FRONT OF THE HOUSE EXISTING UPVC WHITE CASEMENT WINDOWS WITH WHITE UPVC SASH WINDOWS AND THE BACK OF HOUSE GROUND FLOOR ALSO WITH UPVC SASH WINDOWS IN WHITE. REAR OF HOUSE 1ST FLOOR WILL REPLACE THE UPVC CASEMENT WINDOWS WITH MORE SAME STYLE BUT MORE ENERGY EFFICIENT	6 HENDY STREET, ROATH, CARDIFF, CF23 5EU	83	False	Permission be granted	21/02/2019
18/02978/DCH	18/12/2018	Griffiths	PROPOSED LOFT CONVERSION WITH THE INSTALLATION OF VELUX ROOF LIGHTS AT REAR ELEVATION. DEMOLITION OF REAR ANNEXE CHIMNEY BREAST	24 TYDFIL PLACE, ROATH, CARDIFF, CF23 5HP	56	True	Permission be granted	12/02/2019

18/02857/DCH	06/12/2018	ABEDI	VARIATION OF CONDITION 2 (APPROVED PLANS) OF 15/03060/DCH - REPLACE DRAWINGS	1 WEST GROVE, ROATH, CARDIFF, CF24 3AN	61	False	Planning Permission be refused	05/02/2019
15/01182/DCH	18/05/2015	Ahmed	RETENTION OF WINDOWS TO FRONT ELEVATION	13 HENDY STREET, ROATH, CARDIFF, CF23 5EU	1361	False	Permission be granted	07/02/2019
<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>
18/03052/MNR	24/12/2018	Pinnacle Property (Cardiff) Ltd	CHANGE OF USE OF REAR SINGLE STOREY ANNEXE AND SECOND FLOOR TO TOURIST SELF CATERING ACCOMMODATION	30 RICHMOND ROAD, ROATH, CARDIFF, CF24 3AS	49	True	Permission be granted	11/02/2019
18/02839/MNR	03/12/2018	Khodabakhsh	CHANGE OF USE OF COACH HOUSE TO A COFFEE SHOP WITH EXTERNAL ALTERATIONS	THE COACH HOUSE WEST GROVE, REAR OF 22 THE WALK, ROATH, CARDIFF	80	False	Permission be granted	21/02/2019
17/02859/MNR	19/12/2017	AMIN	PROPOSED DEMOLITION OF 12A MONTGOMERY STREET & ERECTION OF NEW DEVELOPMENT TO FORM 6 NO FLATS	12A MONTGOMERY STREET, ROATH, CARDIFF, CF24 3LZ	435	False	Permission be granted	27/02/2019

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>
18/02717/DCH	23/11/2018	Loveday	TWO STOREY SIDE EXTENSION AND ASSOCIATED WORKS	30 HUNTINGTON DRIVE, PONTPRENNAU, CARDIFF, CF23 8LU	74	False	Permission be granted	05/02/2019
18/02803/DCH	11/12/2018	Ferrin	PROPOSED ERECTION OF PRIVATE GARAGE IN GROUNDS OF EXISTING HOUSE	2 RUPERRA CLOSE, OLD ST MELLONS, CARDIFF, CF3 6HX	55	True	Permission be granted	04/02/2019

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18/02729/MNR	21/11/2018	Keys Group Ltd	RESIDENTIAL CARE HOME FOR UP TO 4 YOUNG PEOPLE	GRAIG LLWYN, GRAIG-LLWYN ROAD, PONTPRENNAU, CARDIFF, CF14 0RP	92	False	Permission be granted	21/02/2019
18/01654/MNR	10/07/2018	Bridgeway Investments Limited	CONSTRUCTION OF 4 X 4-BEDROOM DETACHED DWELLING HOUSES WITH INTEGRAL DOUBLE GARAGES AND PRIVATE AMENITY SPACE	LAND ON THE SOUTH SIDE OF, BRIDGE ROAD, OLD ST MELLONS	225	False	Permission be granted	20/02/2019

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>
19/00020/DCH	07/01/2019	John	EXTENSIONS TO SIDES AND REAR	TREFELIN, 1 HEOL-Y-PARC, PENTYRCH, CARDIFF, CF15 9NB	37	True	Permission be granted	13/02/2019

RADY

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18/02912/DCH	15/12/2018	Forbes	DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	17 THE GREEN, RADYR, CARDIFF, CF15 8BR	67	False	Permission be granted	20/02/2019
18/02964/DCH	17/12/2018	Salley	2 STOREY SIDE EXTENSION	13 MIN-Y-COED, RADYR, CARDIFF, CF15 8AQ	60	False	Planning Permission be refused	15/02/2019

18/02814/DCH	29/11/2018	Lewis-Chapam	CONSTRUCTION OF REAR ELEVATION EXTENSION AND OUTBUILDING/SHED IN REAR GARDEN	12 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	71	False	Permission be granted	08/02/2019
19/00105/DCH	18/01/2019	Williams	CHANGE OF SIDE UTILITY DOOR/WINDOW TO WINDOW WITHOUT A DOOR AND THE ADDITION OF AN OBSCURELY GLAZED WINDOW TO THE FIRST FLOOR SIDE WALL ADJOINING NUMBER 2 - PREVIOUSLY APPROVED UNDER 17/03128/DCH	3 PINE TREE CLOSE, RADYR, CARDIFF, CF15 8RQ	24	True	Permission be granted	11/02/2019
18/02603/DCH	22/01/2019	Jackson	THE CONSTRUCTION OF A FIRST FLOOR SIDE EXTENSION ON TOP OF THE EXISTING GARAGE AND THE ADDITION OF A PITCHED ROOF TO THE EXISTING PORCH	78 DAN-Y-BRYN AVENUE, RADYR, CARDIFF, CF15 8DD	23	True	Permission be granted	14/02/2019
19/00076/DCH	17/01/2019	Wales	ROOF OF SIDE EXTENSION RAISED - PREVIOUSLY APPROVED UNDER 17/03091/DCH	13 PARK ROAD, RADYR, CARDIFF, CF15 8DG	18	True	Permission be granted	04/02/2019
<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>
18/02300/MJR	05/10/2018	Taff Housing Association	DISCHARGE OF CONDITIONS 5 (DRAINAGE), 14 (GAS PROTECTION), 15 (CONTAMINATION), 16 (REMEDICATION) AND 20 (ASSOCIATED GEOTECHNICAL & GEO-ENVIRONMENTAL SITE INVESTIGATION REPORT) OF 17/03034/MJR	LAND AT DE CLARE DRIVE, RADYR, CARDIFF	119	False	Full Discharge of Condition	01/02/2019
18/02541/MJR	07/11/2018	Taff Housing Association	DISCHARGE OF CONDITIONS 4 (ENCLOSURES), 6 (LANDSCAPING), 9 (BINS) AND 12 (CONSTRUCTION METHOD STATEMENT) OF 17/03034/MJR	LAND AT DE CLARE DRIVE, RADYR, CARDIFF	86	False	Full Discharge of Condition	01/02/2019

19/00051/MJR	14/01/2019	Redrow Homes (South Wales)	AMENDMENT TO GREEN INFRASTRUCTURE PARAMETER PLAN TO ALLOW HEDGEROWS H4 AND H10 TO BE TRANSLOCATED OR REPLACED AS OPPOSED TO RETAINED - PREVIOUSLY APPROVED UNDER 14/02157/MJR	LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	22	True	Permission be granted	05/02/2019
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A/18/00138/MNR	14/12/2018	Redrow Homes	DISPLAY OF MARKETING SIGNS FOR PLASDWR & REDROW HOMES COMPRISING 5 NO. PROJECTING BANNERS ON LAMPOSTS ON CLOS PARC RADYR	CLOS PARC RADYR, LAND NORTH OF LLANTRISANT ROAD, ADJACENT TO CLOS PARC RADYR, CARDIFF	56	True	Permission be granted	08/02/2019
19/00031/DCH	08/01/2019	Williams	DISCHARGE OF CONDITION 4 (EXTERNAL FINISHING MATERIALS) OF 17/03128/DCH	3 PINE TREE CLOSE, RADYR, CARDIFF, CF15 8RQ	34	True	Full Discharge of Condition	11/02/2019

RHIW

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18/03032/DCH	24/12/2018	Bettles	DEMOLITION OF EXISTING GARAGE, COVERED WALKWAY, CONSERVATORY AND PORCH AND CONSTRUCTION OF A TWO STOREY SIDE EXTENSION AND SINGLE STOREY EXTENSION TO REAR, SIDE AND FRONT OF THE PROPERTY	49 HEOL-Y-COED, RHIWBINA, CARDIFF, CF14 6HQ	46	True	Permission be granted	08/02/2019
18/03060/DCH	24/12/2018	Webb	PROPOSED SINGLE STOREY REAR EXTENSION.	43 ARDWYN, PANTMAWR, CARDIFF, CF14 7HB	42	True	Permission be granted	04/02/2019

18/02418/DCH	15/10/2018	Jones	DEMOLISH EXISTING REAR SINGLE STOREY EXTENSION AND CONSERVATORY AT UPPER GROUND FLOOR LEVEL. DEMOLISH EXTERNAL FRONT/ SIDE STEPS FROM STREET LEVEL TO UPPER GROUND FLOOR LEVEL. CONSTRUCT NEW TWO STOREY EXTENSION TO REAR OF HOUSE AT UPPER GROUND FLOOR LEVEL. REMODEL ENTRANCE AT LOWER GROUND FLOOR LEVEL AND INCREASE OFF ROAD PARKING SPACE BY 1NO. CAR. REMODEL THE BANK AND STEPS WITH NEW TIERED LANDSCAPE DESIGN TO REAR OF PROPERTY.	89 CAE'R WENALLT, PANTMAWR, CARDIFF, CF14 7HQ	112	False	Permission be granted	04/02/2019
18/02894/DCH	13/12/2018	Heally	NEW DORMERS TO FRONT AND REAR AND HIP TO GABLE ROOF EXTENSION CREATING DORMER BUNGALOW	79 WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6TP	53	True	Permission be granted	04/02/2019
19/00075/DCH	16/01/2019	Goman	PROPOSED PITCHED ROOF AND RAISING OF FLOOR TO EXISTING PLAY ROOM	30 LON-YSGUBOR, RHIWBINA, CARDIFF, CF14 6SG	35	True	Permission be granted	20/02/2019

RIVE

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18/02937/DCH	07/01/2019	Moyer	SINGLE STOREY SIDE EXTENSION	8 PITMAN STREET, PONTCANNA, CARDIFF, CF11 9DJ	44	True	Permission be granted	20/02/2019
18/02346/DCH	30/11/2018	Mather	REPLACEMENT WINDOWS TO THE REAR	11 KYVEILOG STREET, PONTCANNA, CARDIFF, CF11 9JA	76	False	Permission be granted	14/02/2019
18/03010/DCH	19/12/2018	Mulville,	SINGLE STOREY, REAR EXTENSION WITH ASYMMETRICAL ROOF.	49 KING'S ROAD, PONTCANNA, CARDIFF, CF11 9DA	49	True	Permission be granted	06/02/2019

18/03068/DCH	04/01/2019	Pindoria	REAR DORMER	14 GLOUCESTER STREET, RIVERSIDE, CARDIFF, CF11 6EJ	39	True	Permission be granted	12/02/2019
19/00166/DCH	29/01/2019	Khatun	REMOVAL OF SINGLE STOREY WC AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION CONTAINING KITCHEN AND SHOWER/WC	56 DE BURGH STREET, RIVERSIDE, CARDIFF, CF11 6LD	28	True	Permission be granted	26/02/2019

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18/02150/MJR	08/10/2018	Rombourne Ltd	EXTERNAL IMPROVEMENTS AND EXTENSION TO ACCOMMODATE 14 NO. ADDITIONAL RESIDENTIAL APARTMENTS ON THE 4TH, 5TH AND 6TH FLOORS OF AN EXISTING OFFICE BUILDING	33-35 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9HB	122	False	Planning Permission be refused	07/02/2019
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18/02976/MNR	24/12/2018	Notemachine UK Ltd	THE RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF AN ATM INSTALLED THROUGH A COMPOSITE SECURITY PANEL TO THE LEFT HAND SIDE OF THE SHOP FRONT	LIFESTYLE EXPRESS, 61-63 LOWER CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 6LW	43	True	Permission be granted	05/02/2019
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A/18/00152/MNR	24/12/2018	Notemachine UK Ltd	INTEGRAL ILLUMINATION AND SCREEN TO THE ATM FASCIA INTERNALLY ILLUMINATED FREE CASH WITHDRAWALS SIGN ABOVE THE ATM BLUE LED HALO ILLUMINATION TO THE SURROUND	LIFESTYLE EXPRESS, 61-63 LOWER CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 6LW	43	True	Permission be granted	05/02/2019
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18/02966/MNR	17/12/2018	Park Estate Investments Ltd	REPLACE THE ROOF COVERING WITH SPANISH SLATE AND REPLACE ALL FRONT AND REAR WINDOWS, REPLACE EXISTING ROOF LIGHTS WITH CONSERVATION STYLE ROOF LIGHTS AND REPLACE SIDE AND REAR DOORS	8 KYVEILOG STREET, PONTCANNA, CARDIFF, CF11 9JA	56	True	Permission be granted	11/02/2019
18/02916/MNR	13/12/2018	HLN Architects	REPLACING OLD WINDOW SYSTEMS TO PART OF THE BUILDING TO MATCH THE NEW SYSTEMS ALREADY INSTALLED ON THE MAIN ELEVATION, REPLACING CLADDING TO MATCH THE EXISTING. RECONFIGURATION AND RESURFACING OF THE MAIN ENTRANCE TO PROVIDE A MORE WELCOMING AND DDA COMPLIANT ENTRANCE	WELSH INSTITUTE OF SPORT, SOPHIA CLOSE, PONTCANNA, CARDIFF, CF11 9SW	63	False	Permission be granted	14/02/2019
18/01909/MNR	14/08/2018	R One Investments	PROPOSED DEMOLITION OF EXISTING REAR ANNEX. CONSTRUCTION OF NEW 3 STOREY REAR EXTENSION, LOFT CONVERSION AND ALTERATIONS TO BASEMENT TO FORM APARTHOTEL. UNDERCROFT PARKING, CYCLE STORAGE AND REFUSE FACILITIES	ANCHORAGE GUEST HOUSE, 45-47 FITZHAMON EMBANKMENT, RIVERSIDE, CARDIFF, CF11 6AN	191	False	Permission be granted	21/02/2019
18/02618/MNR	13/11/2018	61-63 BILAL MOSQUE	EXTENSION TO SIDE AND CHANGE OF USE FROM (C3) OF THE GROUND FLOOR OF HOUSE NO 65 TO (D1) CHILDREN STUDY SPACE TO FACILITATE THE MOSQUE RETAINING RESIDENTIAL USE AT FIRST FLOOR	MADRAS TALEEMUL QUARAN SEVERN ROAD MOSQUE, SEVERN ROAD, PONTCANNA, CARDIFF, CF11 9EA	105	False	Permission be granted	26/02/2019
18/01959/MNR	21/08/2018	Mustafa	CONVERSION OF PROPERTY INTO FOUR SELF CONTAINED FLATS WITH FIRST FLOOR REAR EXTENSION AND REAR DORMER TO MAIN ROOF AND EXTERNAL ALTERATIONS	2 CLARE ROAD, RIVERSIDE, CARDIFF, CF11 6QL	185	False	Permission be granted	22/02/2019
19/00089/MNR	21/01/2019	Ali	CHANGE OF USE FROM A1 TO A3	85 TUDOR STREET, RIVERSIDE, CARDIFF, CF11 6AD	30	True	Permission be granted	20/02/2019

RUMN

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18/02614/MNR	13/11/2018	Unleashed Dog Park Cardiff Ltd	CHANGE OF USE TO 'DOG DAY CARE', DOG HANDLER EDUCATION ACTIVITIES, DOG TRAINING AND AGILITY TRAINING AND EXTERNAL ALTERATIONS TO FRONT FORECOURT	UNIT 22-25, WENTLOOG BUILDINGS, WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 1YA	100	False	Permission be granted	21/02/2019

SPLO

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18/02303/MNR	28/09/2018	Sims Group UK Limited	DISCHARGE OF CONDITIONS 3 (BUND WALLS), 6 (CONTAMINATION), 7 (REMEDIATION STRATEGY), 8 (MAINTENANCE PLAN) AND 10 (ABORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT AND TREES) OF 17/02909/MNR	UNIT 6, TREMORFA INDUSTRIAL ESTATE, MARTIN ROAD, EAST MOORS, CARDIFF	131	False	Full Discharge of Condition	06/02/2019
18/02940/MNR	17/12/2018	BAD WOLD (HDM) LTD	REMOVAL OF TEMPORARY CONTAINERS. PROPOSED CONSTRUCTION OF EXTENSION FOR NEW DYEING ROOM FACILITY	BUILDING ONE, TRIDENT INDUSTRIAL PARK, GLASS AVENUE, SPLOTT	56	True	Permission be granted	11/02/2019
19/00021/MNR	07/01/2019	Aikeojo	INTERNAL ALTERATIONS TO EXISTING FLAT	FIRST FLOOR FLAT, 4C WALKER ROAD, SPLOTT, CARDIFF, CF24 2EJ	50	True	Permission be granted	26/02/2019
19/00002/MNR	02/01/2019	Curneen/Davies	GROUND FLOOR CONVERSION TO COMMERCIAL ARTIST'S STUDIO SPACE & FIRST FLOOR CONVERSION TO 1 NO. TWO BEDROOM FLAT & 1 NO. ONE BEDROOM FLAT	CARLISLE MINI MARKET, 151-153 CARLISLE STREET, SPLOTT, CARDIFF, CF24 2PD	56	True	Permission be granted	27/02/2019

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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>
19/00120/DCH	22/01/2019	BRADBURY	DEMOLITION OF THE EXISTING SIDE GARAGE AND CONSTRUCTION OF A SINGLE STOREY EXTENSION TO PROVIDE A SHOWER ROOM W.C. BRICKWORK, WINDOWS AND ROOFING TO MATCH EXISTING	31A ABERGELE ROAD, TROWBRIDGE, CARDIFF, CF3 1RS	30	True	Permission be granted	21/02/2019
19/00058/DCH	14/01/2019	Martin	SINGLE STOREY SIDE EXTENSION FOR KITCHEN (NEW GROUND FLOOR BEDROOM WILL THEN BE CREATED FOR DISABLED PERSON WITHIN ORIGINAL KITCHEN AREA)	47 TREBANOG CRESCENT, TROWBRIDGE, CARDIFF, CF3 1SQ	37	True	Permission be granted	20/02/2019

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18/02996/MJR	19/12/2018	United Welsh	DISCHARGE OF CONDITIONS 3 (MATERIALS), 14 (CYCLE STORE), AND 16 (ENCLOSURE DETAILS) OF 18/00089/MJR	LAND AT HARRISON DRIVE, ST MELLONS	69	False	Full Discharge of Condition	26/02/2019

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18/02891/MNR	10/12/2018	East Cardiff Muslim Centre	FORMER POLICE STATION (SUI GENERIS USE CLASS) TO BE CHANGE TO D1 NON-RESIDENTIAL INSTITUTION (MUSLIM PLACE OF WORSHIP)	ST MELLONS POLICE STATION, CRICKHOWELL ROAD, ST MELLONS, CARDIFF, CF3 0EF	77	False	Permission be granted	25/02/2019

18/03026/MNR	24/12/2018	Cardiff Community Housing Association	CHANGE OF USE OF VACANT COMMUNITY CENTRE (D1) TO B1 OFFICE USE	TROWBRIDGE MAWR COMMUNITY HALL, 28 HEOL NEWYDD, TROWBRIDGE, CARDIFF, CF3 1DW	52	True	Permission be granted	14/02/2019
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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>
18/02980/DCH	21/12/2018	McKenna	CONSTRUCTION OF A NEW SINGLE STOREY REAR & SIDE EXTENSION AND THE CONVERSION OF EXISTING LOFT INCLUDING NEW REAR DORMER AND HIP TO GABLE END CONVERSION	18 FORELAND ROAD, WHITCHURCH, CARDIFF, CF14 7AR	61	False	Permission be granted	20/02/2019
18/03049/DCH	27/12/2018	Gamble	SINGLE STOREY SIDE/REAR EXTENSION	19 WOODLAND ROAD, WHITCHURCH, CARDIFF, CF14 2BU	55	True	Permission be granted	20/02/2019

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18/02890/MNR	12/12/2018	HJW Estates Ltd	DISCHARGE OF CONDITION 5 (HARD AND SOFT LANDSCAPING DETAILS) OF 18/00583/MNR	LAND REAR OF 88 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	70	False	Full Discharge of Condition	20/02/2019
18/03021/MNR	20/12/2018	Woods Property (Whitchurch) Ltd	VARIATION OF CONDITION 2 OF 18/01465/MNR TO SUBSTITUTE NEW DRAWINGS (WITH ASSOCIATED NUMBERS)	THE BUNGALOW, LLANCAIACH ROAD, WHITCHURCH, CARDIFF, CF14 1PX	62	False	Permission be granted	20/02/2019
18/02624/MNR	14/11/2018	HOWARD	PROPOSED CONVERSION & SIDE & FIRST FLOOR EXTENSIONS OF EXISTING GARAGE TO FORM A NEW DWELLING	55 LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BT	83	False	Planning Permission be refused	05/02/2019

18/02749/MNR	23/11/2018	Cartwright Construction	DISCHARGE OF CONDITION 4 (SURFACE WATER) OF 18/00170/MNR	41 HEOL DOLWEN, WHITCHURCH, CARDIFF, CF14 1RX	74	False	Full Discharge of Condition	05/02/2019
18/02778/MNR	13/12/2018	SABS Cardiff Ltd	PROPOSED DEMOLITION OF EXISTING BUILDING AND PROPOSED NEW BUILD OF TWO SEMI-DETACHED HOUSES	15 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LT	50	True	Permission be granted	01/02/2019
18/02920/MNR	21/12/2018	Thomas	CHANGE OF USE OF LAND FROM RESIDENTIAL TO COMMERCIAL TO BE USED FOR ADDITIONAL PARKING FOR PREVIOUSLY APPROVED APPLICATION NO 17/02408/MNR	174 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DL	63	False	Permission be granted	22/02/2019