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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 17 JULY 2019, 1.30 PM
Venue	COMMITTEE ROOM 4 - COUNTY HALL
Membership	Councillor Jones (Chair) Councillors Lay, Ahmed, Asghar Ali, 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 17 June 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 18/01092/MNR, Greenmeadows, 102 Pendwyallt Road, Whitchurch

Application no 19/01339/MNR, 238 Pantbach Road, Rhiwbina

Application no 19/01238/MNR, Three Arches, Heathwood Road, Cyncoed

5 **Development Control Applications**

a Greenmeadows, 102 Pendwyallt Road, Whitchurch

b 19/01339/MNR, 238 Pantbach Road, Rhiwbina

c 18/02874/MJR, 1-6 Guildford Crescent, City Centre

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- d 19/01238/MNR, Three Arches, Heathwood Road, Cyncoed
- e 19/00598/MNR, Cyncoed Consulting Rooms, 277 Cyncoed Road, Cyncoed
- f 19/00017/MNR, 160-166 Strathnairn Street, Plasnewydd
- 6 Applications decided by Delegated Powers - June 2019**
- 7 Urgent Items (if any)**

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 11 July 2019

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

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PLANNING COMMITTEE

19 JUNE 2019

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

1 : APOLOGIES FOR ABSENCE

Councillors Hudson and Lay

2 : APPOINTMENT OF CHAIRPERSON & DEPUTY CHAIRPERSON

The Committee noted that at the Annual Council Meeting on 23 May 2019, appointed Councillor Keith Jones as Chairperson of this Committee and Councillor Lay as the Deputy Chairperson of this Committee.

3 : APPOINTMENT OF COMMITTEE AND TERMS OF REFERENCE

The Annual meeting on 23 May 2019, appointed this Committee with the following Membership and Terms of Reference.

Membership:

Councillors Ahmed, Asghar Ali, Driscoll, Gordon, Hudson, Jacobson, Keith Jones, Jones-Pritchard, Lay and Sattar.

Terms of Reference:

Those functions listed in Section A of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

Those functions listed in paragraphs 1-12 of Section 1 of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any arrangements thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

4 : MINUTES

The minutes of the meeting held on 15 May 2019 were approved as a correct record and signed by the Chair.

5 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Jones-Pritchard	18/01092/MJR	Developer is Agent for a sale of Property part owned.

6 : PETITIONS

- (i) Application no, 18/02622/MJR, Track 2000, Resource House, 54b Penarth Road, Grangetown.
- (ii) Application no, 18/03020/MJR, Former Great Eastern Hotel, 54 Metal Street, Adamsdown
- (iii) Application no, 18/01092/MNR, Greenmeadows, 102 Pendwyallt Road, Whitchurch
- (iv) Application no, 19/00459/MNR, 30 Fishguard Road, Llanishen

In relation to (i), (ii) and (iv) the petitioners spoke and the agents/applicants responded.

7 : STOPPING UP ORDERS

1. Stopping Up Order, Section 118, Highways Act 1980 19-23 Elmfield Close, Trowbridge.

The report requested that the Planning Committee direct Legal Services to make a Stopping Up Order under Section 118 Highways Act 1980.

RESOLVED: The Committee AGREED to instruct Legal Services to process the Section 118 Highways Act 1980 Stopping Up Order in relation to 19-23 Elmfield Close, Trowbridge.

2. Stopping Up Order, Section 118, Highways Act 1980, Ashfield Court, Trowbridge.

The report requested that the Planning Committee direct Legal Services to make a Stopping Up Order under Section 118 Highways Act 1980.

RESOLVED: The Committee AGREED to instruct Legal Services to process the Section 118 Highways Act 1980 Stopping Up Order in relation to Ashfield Court, Trowbridge.

3. Stopping Up Order, Section 116, Highways Act 1980, Llandudno Road Flats, Rumney.

The report requested that the Planning Committee direct Legal Services to make a Stopping Up Order under Section 116 Highways Act 1980 via the Magistrates Court.

RESOLVED: The Committee AGREED to instruct Legal Services to process the Section 116 Highways Act 1980 Stopping Up Order via the Magistrates Court in relation to Llandudno Road Flats, Rumney.

8 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control application 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 Planning, Transport and Environment 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

19/0563MNR – LLANISHEN

11 STATION ROAD

Variation of Condition 3 of Planning Application 17/01143/MNR to allow trading hours of 09:00 to 21:00 Monday to Saturday and 10:00 – 16:00 on a Sunday.

19/0618/MNR – CATHAYS

104 RICHARDS STREET

Retention of change of use from C4 house in multiple occupation to 7 bedroom SUI Generis house in multiple occupation.

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

18/02622/MJR – GRANGETOWN

TRACK 2000, RESOURCE HOUSE, 54A PENARTH ROAD, GRANGETOWN
Erection of a residential development of 74 units with associated infrastructure and engineering works.

Subject to the following:

Omit draft Condition 8 (Provision of Additional Street Trees and Nextbike Stand)

Omit draft Condition 20 (Landscaping Design and Implementation Programme)

Omit draft Condition 21 (Landscaping Maintenance)

Subject to the following additional Condition to read:

'Implementation of landscaping: All planting shown on the approved plans shall be carried out in the first planting season following the occupation of the building or the

completion of the development, whichever is sooner. Any new planting which within a period of 5 years from the completion of the development dies, is removed, becomes seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation.

Subject to the amendment of Condition 2 to read:

‘The consent relates to the application plans numbered.

SP545-P100 Site Location Plan

- SP545-P01 Existing Site Plan
- SP545-P02 Proposed Site Plan
- SP545-P03revB Proposed Basement Plan
- SP545-P04revD Proposed Ground Floor Plan
- SP545-P05revA Proposed First Floor Plan
- SP545-P06revA Proposed Second Floor Plan
- SP545-P07revA Proposed Third Floor Plan
- SP545-P08 Proposed Fourth Floor Plan
- SP545-P09 Proposed Fifth Floor Plan
- SP545-P10 Proposed Roof Plan
- SP545-P11revB Proposed Elevations 1
- SP545-P12revB Proposed Elevations 2
- SP545-P13revB Proposed Elevations 3
- SP545-P15 Proposed Elevations 4
- SP545-P16 Proposed Elevations 5
- SP545-P14revB Proposed Sections
- 184010/A09 Existing & Proposed Traffic Orders
- 184010/A03revA Proposed Table Crossing
- 291 2018/.92 Existing Landscape
- 291 2018/.93revD Landscape Proposals
- 291 2018/.94revB Tree Pit Sections

Subject to an amendment of Condition 5 to read:

‘No above ground development shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the LPA. 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’

Subject to an amendment of Condition 7 to read:

‘A scheme of environmental improvements to the footways on Penarth Road, Taffs Mead Embankment and Pentre Gardens adjacent to the site shall be submitted to and approved in writing by the LPA and implemented prior to beneficial occupation of the site. The scheme shall comprise the resurfacing of the footways including as required the renewal or resetting of sunken or damaged kerbs, channels and edging as may be required and include:

- Details of an uncontrolled raised table zebra crossing and build-out on Taffs Mead Embankment, immediately south of the Pentre Gardens junction, in accordance with illustrative Vectos plan 184010/A03revA,
- The reinstatement of the footway and realignment of the kerb at the southern end of Taffs Mead Embankment in accordance with illustrative Vectos plan 184010/A09
- The reinstatement of the footway on Pentre Gardens, including the provision of 3no, street trees, between the site entrance and the junction with Taffs Mead Embankment in accordance with illustrative Vectos plan 184010/A09.

Subject to an amendment of Condition 9 to read:

‘ Road Traffic Noise: All habitable rooms must achieve an internal noise level of 35dBA Leq 16 hour during the day, and 30dBA Leq 8 hour at night. If any habitable rooms require sound insulation measures to achieve these noise levels, a scheme shall be submitted to ensure that habitable rooms subject to such sound insulation measures shall be provided with acoustic ventilators designed to the latest Building regulation Part F, or individual room mechanical ventilators included meeting requirements of the Noise Insulation Regulations 1988. 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 noise level does not exceed 55dBA Leq 16 hour (free field) where practical.

APPLICATIONS REFUSED

18/02469/MJR – PLASNEWYDD

PROPOSED DEVELOPMENT SITE, 199-209 CITY ROAD
Removal of Condition 26 of 18/0153/MNR relating to term time student accommodation.

19/00459/MNR – LLANISHEN

30 FISHGUARD ROAD
Change of use of ground floor from retail to an A3 takeaway and installation of flue.

APPLICATIONS DEFERRED

18/01092/MNR – WHITCHURCH/TONGWYLAIS

GREENMEADOWS, 102 PENDWYALLT ROAD
Construction of 5 houses and reconfiguration of existing bungalow together with all associated works.

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

18/03020/MJR – ADAMSDOWN

FORMER GREAT EASTERN HOTEL

Construction of 23 no affordable flats, access landscaping and ancillary works.

REASON: In order for Officer's to draft potential reasons for refusal.

9 : TREE PRESERVATION ORDER (TPO 774), 13 & 15 CLOS NANT
COSLECH, PONTPRENNAU

The Committee considered a report that sought formal confirmation of the provisional City and County of Cardiff Clos Nant Coslech Tree Preservation Order.

RESOLVED: The Committee AGREED that the City and County of Cardiff Clos Nant Coslech Tree Preservation Order 2019 be confirmed with no modifications.

10 : APPLICATIONS DECIDED BY DELEGATED POWERS

May 2019

11 : URGENT ITEMS (IF ANY)

None

12 : DATE OF NEXT MEETING

17 July 2019

The meeting terminated at Time Not Specified

LOCAL MEMBER OBJECTION AND PETITION

COMMITTEE DATE: 17/07/2019

APPLICATION No. **18/01092/MNR** APPLICATION DATE: 12/06/2018ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Full Planning Permission

APPLICANT: Case Morgan Developments Ltd

LOCATION: GREENMEADOWS, 102 PENDWYALLT ROAD, WHITCHURCH,
CARDIFF, CF14 7EHPROPOSAL: CONSTRUCTION OF 5 HOUSES AND RECONFIGURATION OF
EXISTING BUNGALOW TOGETHER WITH ALL ASSOCIATED
WORKS

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

1. C01 Statutory Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

2143-101 Rev K (proposed site layout)
 2143-200-02 Rev B (house type B – plot 3)
 2143-200-13 (house type B2 – plot 2)
 2143-200-01 Rev A (house type A – plot 1)
 2143-200-11 (plans and elevations house type A – plots 4 and 5)
 2143-200-07 Rev D (proposed elevations existing house)
 2143-200-05 Rev D (proposed ground floor and first floor plans – existing house)
 2143-200-06 Rev D (proposed roof plan – existing house)
 2143-200-09 (proposed bin store), 2143-200-10 (existing and proposed elevation history - existing house)
 2143-103 (proposed site sections)
 2143-105 (proposed site section D-D)
 2143-101 (location plan)

Ecological Assessment dated April, 2018 from Celtic Ecology and Conservation Ltd.

BS5837 Tree Constraints, Tree Impacts and Tree Method Statement for re-development and new dwelling dated 22nd February, 2019 from BJ Unwin Forestry Consultancy;

Tree Protection and Landscaping Plan ref PRTRP - February, 2019.

Revised Ownership Certificate B (dated 16/04/19) received with e-mail communication dated 16/04/19

Soakaway testing report from Terra Firma Wales (Ltd) dated 28/05/19

Reason: For the avoidance of doubt and to ensure a satisfactory completion of development and in line with Planning Policy Wales aims to promote an efficient and effective 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 extension shall be placed within the curtilage of the dwellings or any alteration undertaken to the roofs.

Reason: To ensure that the privacy of adjoining occupiers is protected and to retain adequate amenity space for future occupiers in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.
4. The following windows shall be non-opening below a height of 1.7 metres above internal floor level, glazed with obscure glass and thereafter be so retained:

The first floor en-suite windows in the east elevation of units 2 and 3 facing the rear gardens of properties in Coryton Crescent;
The roof lights serving the master bedroom 'wardrobes' in the east facing roof plane of units 2 and 3 facing the rear gardens of properties in Coryton Crescent shall be constructed so that their lower sill level is a minimum of 1.7 metres above internal floor level and thereafter be so retained.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.
5. 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 further windows shall be inserted in the dwellings hereby approved.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with policy 2.24 of the deposit Cardiff Unitary development Plan.
6. Prior to the construction of the dwelling units above foundation level, details of the external finishing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.
7. Notwithstanding the submitted details, prior to commencement of development, final plans showing the proposed floor levels of the dwellings and access road in relation to the existing ground level and the finished levels of the site together with details of any retaining walls shall be submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report 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 off-site receptors, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

9. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

10. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

11. Any site won recycled aggregate material 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 recycled 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: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

12. 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 and provide details of the proposed foul pumping system. 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.

The development shall be undertaken in accordance with the approved scheme.

Reason: To decrease the risk of flooding elsewhere, prevent hydraulic overload of the public sewerage system and to ensure no pollution of or detriment to the environment in accordance with Policy EN14: Flood Risk of the Cardiff Local Development Plan.

13. Notwithstanding the submitted plans, no development shall take place until full details of hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority (LPA). These details shall include:

A landscaping implementation programme;

Scaled planting plan;

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;

Scaled tree pit sectional and plan drawings that show the minimum Root

Available Soil Volume for each tree;

Planting methodology and post-planting aftercare methodology including details of how the landscape architect or arboriculturist will oversee landscaping implementation and report to the Local Planning Authority to confirm compliance with the approved plans and specifications

Topsoil and subsoil specification for all planting types informed by a Soil Resource Survey (SRS) and Plan (SRP) prepared prior to any site stripping or other earthworks/groundworks operations. The SRS and SRP shall be prepared in accordance with the Cardiff Council Soils and Development Technical Guidance Note. Where imported planting soils are proposed due to a lack of fit for purpose site won soils, 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 types proposed, certification in accordance with British Standards 3882:2015 and 8601:2013 and a soil storage, handling, amelioration and placement methodology.

Planting methodology and a minimum 5 year post-planting aftercare methodology, including details of how the project landscape architect will oversee landscaping implementation and report to the Local Planning Authority 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 and to ensure that all usable soil resources are appropriately recovered and protected, and not lost, damaged or sterilised during the construction process, in accordance with Policies KP5: Good Quality and Sustainable Design, KP: 15 Climate Change and EN8: Trees, Woodlands and Hedgerows of the Cardiff Local Development together with Supplementary Planning Guidance: Green Infrastructure (November, 2017) including the Soils And Development Technical Guidance Note.

14. Any newly planted trees, shrubs or other landscaping plants, which within a period of 5 years from the completion of the development die, are removed or 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 landscaping Condition 13 unless the LPA gives written consent to any variation.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

15. The proposed development shall be carried out in accordance construction methodology set out in the Tree Constraints, Tree Impacts and Tree Method Statement dated 22nd February, 2019 from BJ Unwin Forestry Consultancy and under the supervision of the applicant's tree consultant.

Reason: To protect trees shown for retention in accordance with Policies KP5: Good Quality and Sustainable Design and EN8: Trees, Woodlands and Hedgerows of the Cardiff Local Development Plan.

16. Notwithstanding the submitted plans, further details of the means of site enclosure shall be submitted to and approved by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details prior to the development being put into beneficial use.

Reason: In the interests of visual and residential amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

17. The car parking spaces and manoeuvring areas shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.

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, in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

18. Prior to the commencement of development, a scheme of construction management shall be submitted to and approved by the Local Planning Authority. This scheme shall include details of the storage of plant and materials used in constructing the development, the parking of contractors/delivery vehicles, wheel washing facilities, details of construction traffic routes and restrictions on access/egress to the site by delivery vehicles to outside peak hours together with details of measures to ensure that delivery vehicles will be able to access and leave the site avoiding the situation where they would obstruct the highway by being obliged to wait and unload on the highway.

The proposed development shall be managed in accordance with the approved scheme.

Reason: In the interests of highway safety and public amenity, in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

19. The width of the access road shall be as shown on drawing reference 2143-101 Rev K (proposed site layout).

Reason: to ensure that vehicles will be able to pass each other and to ensure that any overspill/visitor parking can be accommodated within the site in order to preclude overspill parking on Springfield Garden in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

20. The proposed development shall be carried out in accordance with the Site Clearance Method Statement (Reptiles) as set out in Appendix E of the Ecological Assessment dated April, 2018 from Celtic Ecology and Conservation Ltd.

Reason: To ensure protection of species of nature conservation importance in accordance with Policy EN7 (Priority Habitats and Species) of the Cardiff Local Development Plan.

21. The redevelopment of 102 Pendwyallt Road shall be undertaken in accordance with the following precautionary mitigation measures:
- i) prior to the commencement of the work, tool-box talks shall be given to site operatives such that they are aware that bats may be present;
 - ii) “soft-stripping’ of features such as roof tiles, soffits, barge-boards, fascias etc., and any other features which bats may use to roost or to access a roost;
 - iii) A final internal inspection of the roof void of the building shall be carried out prior to demolition works.
 - iv) the developer shall have an ecologist on call in the event that bats are found during demolition and tree works. If bats are found during the works, the works should stop immediately and Natural Resources Wales shall be contacted for advice;

Reason: To provide precautionary mitigation for bats in accordance with Policy EN7 (Priority Habitats and Species) of the Cardiff Local Development Plan.

22. No clearance of trees, bushes or shrubs or partial demolition of the dwelling shall 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). 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.

23. If site clearance in respect of the development hereby approved does not commence within 2 years from the date of the most recent ecological survey, the approved ecological measures secured through (other planning conditions) 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 any protected or priority species and
 - ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures shall be revised, and new or amended measures, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall 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 (Priority Habitats and Species) of the Cardiff Local Development Plan.

24. Notwithstanding the submitted plans, full details of refuse storage facilities shall be submitted to and approved by the Local Planning Authority. The

facilities shall be provided prior to the development being brought into beneficial use and retained thereafter.

Reason: In the interests of visual and residential amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

25. No development shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

26. 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: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

RECOMMENDATION 2: The applicant is advised to secure the consent of the Operational Manager, Street Operations (via 'Highways@cardiff.gov.uk') prior to undertaking any works within the existing adopted highway in relation to the widening of the existing footway vehicular crossover and creation of the additional crossover access.

RECOMMENDATION 3: R1 Construction Site Noise

RECOMMENDATION 4: R4 Contamination and Unstable Land Advisory Notice

RECOMMENDATION 5: R2 Radon Gas Protection (basic measures)

RECOMMENDATION 6: 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 20717500.

RECOMMENDATION 7: The applicant is advised to incorporate the following nesting or roosting opportunities for birds and bats into the proposed development, in accordance with the advice given in *Designing for Biodiversity: A Technical Guide for New and Existing Buildings*, Second Edition. RIBA Publishing, London. Gunnell, K. et al.,2013' or the most recent subsequent edition thereof:

- 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

The applicant's ecologist can advise on the make and model and suitable positioning of these features.

RECOMMENDATION 8: The applicant is advised that any works that involve a culvert require permission under Section 23 of The Land Drainage Act 1991 from Cardiff Council who are the Local Lead Flood Authority and if this becomes the case please contact the FCRM team on FCRM@cardiff.gov.uk .

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This planning application relates to a semi-detached bungalow known as Greenmeadows, 102 Pendwyallt Road, where full planning permission is sought to construct 5no.detached houses on a large parcel at the rear of the property. The proposal also involves the demolition of most of the existing house and its reconstruction in an alternative design to facilitate vehicular access to serve the new dwellings.
- 1.2 Details of the proposed layout and appearance of the dwellings are shown on the attached plans. The 5no.dwellings are of broadly similar appearance comprising large two storey properties with pitched main roofs and gable features, rising to a ridge height of approximately 9.7 metres and grouped around a turning circle. Proposed materials comprise facing brick with Rosemary roof tiles.
- 1.3 Whilst the element of the existing bungalow attached to the neighbouring semi at no.100 is to be retained, the remainder of the property is to be demolished and replaced with a narrower but longer structure. As originally proposed, the reconfigured dwelling included a 1 ½ storey gable fronted element which would have resulted in an incongruous addition to the pair. The design has subsequently been amended to a single storey structure retaining the height of the existing pair of properties. A new crossover is proposed to the front of the property providing access to 2no.off street parking spaces. At the rear, the reconfigured dwelling will project approximately 5.5 metres beyond the rear elevation of the attached semi at a distance of approximately 5.3 metres from the boundary. A private rear garden of approximately 205 square metres would be retained. To the rear of the garden, a vehicle turning area and pitched roof bin store is proposed. The reconfigured dwelling has been designed to have no

windows in its side elevation facing towards the access road.

- 1.4 A distance of approximately 9.5 metres will be retained between the side of the reconfigured dwelling and the boundary with the neighbouring house to the north at 104 Pendwyallt Road. Within this space, a 5.0 metre wide access is proposed to serve the dwellings at the rear. The scheme proposes fencing and screen planting alongside the access to minimise disturbance to the neighbouring occupiers. The reconfigured dwelling has been designed to have no windows in its side elevation facing towards the access road.
- 1.5 The site in total has an area of approximately 0.49 ha. It is relatively level where it is occupied by the existing bungalow but falls away from west to east before rising again towards the boundaries of the properties which back onto the site in Coryton Crescent. The information submitted as part of the application shows the ground level of the garden at the rear of no. 102 at approximately 48.0 metres, falling to approximately 42.0 metres within the central part of the proposed housing site which has a distinctive 'bowl' shaped land form. The proposal will involve some cut and fill works and alterations to levels over parts of the site. For example, the proposed circular turning area is shown to be raised by approximately 1.3 metre and elements of certain plots are also shown to be raised above existing levels.
- 1.6 The proposed access road adjoins the side boundary of the neighbouring property at 104 Pendwyallt Road for a distance of approximately 65.0 metres before entering the main part of the site which is roughly square in shape and measures approximately 55.0 metres by 60.0 metres. The proposed dwellings occupying the northern part of the site (plots 1 and 2) back onto the rear garden of 106 Pendwyallt Road at distances of between 11.0 metres and 12.0 metres. The side elevation of the dwelling at plot 1 is shown to be sited approximately 1.5 metres from the eastern end of the garden at 104 Pendwyallt Road and more than 40.0 metres from the rear elevation of that property. At the eastern end of the site, the proposed dwellings at plots 2 and 3 are shown to be sited between 6.0 metres and 12.0 metres from the application site boundary. Distances of between 20.0 metres and 26.0 metres are shown to separate the side elevations of the proposed houses and the rear elevations of Nos. 43 – 51 Coryton Crescent, whose rear gardens face towards the application site.
- 1.7 The southern boundary of the application site backs onto the rear gardens of nos.63 -75 Coryton Rise. The proposed dwellings at plots 3, 4 and 5 are sited between 10.5 metres and 13.0 metres from this boundary (approximately). Their rear elevations are sited at least 30.0 metres from the main rear elevations of the neighbouring houses. The boundary is relatively well screened with mature trees and hedge planting.
- 1.8 The western boundary of the site also backs onto the rear garden of the adjoining semi at no. 100 Pendwyallt Road. The proposed dwelling at plot 5 is shown to be sited approximately 2.0 metres and from the end of this neighbour's garden and over 30.0 metres from the rear elevation of no.100.
- 1.9 The application is supported by a Tree Impact Assessment/Tree protection Method Statement and Landscaping Plan showing new tree planting partly in mitigation for trees/vegetation removed from the site. Whilst the land has been largely cleared of trees, a Category 'A' Walnut in the rear garden of no.102 is shown to be retained. A large black Poplar, located next to the rear garden of

no.100 Pendwyallt Road has recently been felled.

- 1.10 An ecological assessment has been undertaken in support of the planning application. The work involved a phase 1 habitat survey to categorise the habitats present, an assessment of the site's ability to provide suitable habitats for protected species and recommendations for further survey and actions if considered necessary.
- 1.11 The application includes a drawing and statement relating to the "agreed boundary" of the land where it backs onto the neighbouring houses in Coryton Crescent. The drawing identifies what the applicant considers to be the location of the eastern boundary to the site. The agent has further clarified that a close boarded fence erected along this boundary is in a position which was agreed with a surveyor acting for the adjoining residents as well as a surveyor acting for the applicant.
- 1.12 The agent clarifies that the boundary to the south of the site differs from the OS boundary line with the red line application site boundary set within the OS boundary to exclude an area of unregistered title that was being claimed by an adjoining owner.

2. DESCRIPTION OF SITE

- 2.1 The application site comprises of a semi-detached bungalow and an extensive parcel of land assembled at the rear of the property. In total, the site measures approximately 0.49 ha. The site is surrounded by houses and their gardens with properties in Coryton Crescent and Coryton Rise adjoining the site's eastern and southern boundaries. The northern boundary adjoins nos.104 and 106 Pendwyallt Road and the south western corner of the site adjoins the rear garden of the attached semi at no. 100 Pendwyallt Road.
- 2.2 Beyond the immediate garden area of the bungalow, the site has been largely cleared of trees and other vegetation. The Ecological Report describes the site as comprising cut vegetation, former garden lawn and bare ground.
- 2.3 There are numerous trees on the perimeter of the site together with a large Walnut located to the rear of the existing house, a large black Poplar sited next to the boundary with the rear garden of no.100 Pendwyallt Road has recently been felled.
- 2.4 The site is relatively level where it is occupied by the existing bungalow but falls away from west to east before rising again towards the boundaries of the properties which back onto the site in Coryton Crescent. The information submitted as part of the application shows the ground level of the garden at the rear no. 102 at approximately 48.0 metres, falling to approximately 42.0 metres within the central part of the proposed housing site which has a distinctive 'bowl' shaped land form.
- 2.5 102 Pendwyallt Road comprises one of number of large bungalows along this stretch of road, some of which have been significantly extended and have first floor accommodation within roof spaces. The dwelling forms part of the only pair of semi-detached bungalows in the road. There are a variety of other house types in the vicinity including three storey flats and two storey houses. The road serving the site is also known as Greenmeadow Road and is accessed from the

main Pendwyallt Road at a point approximately 180.0 metres to the south. In effect, the road serving the site and its neighbours is a cul-de-sac with a former vehicular access opposite no.104 having been closed to traffic by the erection of bollards.

3. **SITE HISTORY**

3.1 No recent planning applications of relevance.

4. **POLICY FRAMEWORK**

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

KP3 (B): Settlement Boundaries

KP7 Planning Obligations

KP15 Climate Change

KP5: Good Quality and Sustainable Design

EN13: Air, Noise, Light Pollution and Land Contamination

EN6 Ecological Networks and Features of Importance for Biodiversity

T5: Managing Transport Impacts

EN8: Trees, Woodlands and Hedgerows

EN7: Priority Habitats and Species

EN10 Water Sensitive Design

EN14 Flood Risk

H3 Affordable Housing

4.2 Supplementary Planning Guidance includes:

Supplementary Planning Guidance: Cardiff Infill Sites (2017);

Supplementary Planning Guidance: Managing Transport Impacts (2018);

Supplementary Planning Guidance: Waste Collection and Storage facilities (2016);

Supplementary Planning Guidance: Green Infrastructure (November, 2017);

Supplementary Planning Guidance: Planning Obligations (2017);

Soils and Development Technical Guidance Note.

4.3 Planning Policy Wales Edition 10 (2018):

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

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

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

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

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

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

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

3.16 Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence.

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

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

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

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

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

4.2.25 A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications.

4.2.31 Site specific targets are indicative affordable housing targets which should be established for each residential site and for each mixed-use site which includes a residential component. For sites which fall below the site threshold planning authorities may secure commuted sums using a Section 106 agreement. Commuted sums should be used by the planning authority solely for facilitating or providing affordable housing. When setting the affordable housing thresholds and/or site-specific targets planning authorities must consider their impact on site viability to ensure residential sites remain deliverable.

5.12.3 Construction sites inevitably require a degree of cut and fill engineering operations. Minimising the level of earthwork cut and fill volumes not only reduces waste but also protects soils, reduces energy consumption and reduces transport movements to and from a site. Ultimately it also reduces materials being sent to landfill and makes sustainable use of a finite resource. Such measures will need to be carefully considered against overall visual impacts.

5.12.9 Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design and, where appropriate, layout of any development as well as waste prevention measures at the design, construction and demolition stage.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the

exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.

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

6.4.24. The particular role, siting and design requirements of urban trees in providing health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking.

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

6.6.9 The adequacy of water supply and sewerage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity.

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

6.7.3. Noise levels used to identify priority areas contained in noise action plans are usually set quite high in order to focus resources on the most polluted areas and noise must meet a number of tests before it qualifies as a statutory nuisance. Lower levels of noise, however, can still be annoying or disruptive and impact on amenity and as such should be protected through the planning process wherever necessary. The planning system must protect amenity and it is not acceptable to rely on statutory nuisance under the Environmental Protection Act 1990 to do so.

6.9.14 Responsibility for determining the extent and effects of surface and subsurface hazards remains with the developer. It is for the developer to ensure that the land is suitable for the development proposed, as a planning authority does not have a duty of care to landowners.

6.9.18 Planning authorities should take into account the nature, scale and extent of land contamination which may pose risks to health and the environment so as to ensure the site is capable of effective remediation and is suitable for its intended use.

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager, Transportation is aware of the concerns of residents regarding increased traffic and parking on street. However, he comments that a site of this nature will not generate a significant amount of new trips and notes that there is currently no residents parking scheme nor double yellow lines within the vicinity. The Officer does not consider that an objection to the application on highway safety/parking grounds would be justified subject to appropriate planning conditions/informatives. (Refer to conditions 17, 18, 19, 25 and recommendation 2).

- 5.2 The Operational Manager Waste Management advises that the bin store and refuse turning area is acceptable. The Officer comments that each dwelling will require the following storage and that the bin store would need to be large enough to accommodate this provision.

1 x 140 litre bin for general waste

1 x 240 litre bin for garden waste

1 x 25 litre bin for food waste

1 x 30 litre bin for glass waste (trailing at moment)

Space for recycling bags without impeding the collection of other waste streams.

- 5.3 The Operational Manager, Drainage Management is aware of concerns raised by some residents regarding drainage/flood risk. However, the Officer advises that the proposed drainage strategy for the development including the intention to dispose of surface water via soakaways is acceptable. In this regard, the Officer advises that tests undertaken by the applicant's consultant engineers confirm that infiltration is viable. On this basis, the Officer raises no objections to the application on drainage grounds subject to an appropriate condition.

Concern raised by residents regarding the possibility of a culvert being located in the northeast section of the site have been noted. The Officer advises that the Flood and Coastal Risk Management team do not have any records to confirm this. However, the Officer comments that the applicant should be advised as follows in respect of this matter:

Any works that involve a culvert require permission under Section 23 of The Land Drainage Act 1991 from Cardiff Council who are the Local Lead Flood Authority and if this becomes the case please contact the FCRM team on FCRM@cardiff.gov.uk.

- 5.4 Pollution Control (Noise & Air): The officer has also requested a condition relating to road traffic noise and informative R1 (Construction Site Noise).

- 5.5 Pollution Control (Contaminated Land): Standard conditions are requested relating to unforeseen contamination, importation of soils and aggregates, use of site won aggregates together with informatives R2: Radon Gas Protection and R4: contaminated/unstable land.

- 5.6 The Council's Ecologist comments as follows:

The Ecological Assessment submitted in support of this application, dated April 2018 and carried out by Celtic Ecology and Conservation Limited is noted. In general, the assessment is considered to be fit for purpose, and its conclusions and recommendations are supported.

As the site has been largely cleared, there remains limited ecological interest. However I have the following comments.

Bats

It is accepted that the dwelling at 102 Pendwyallt Rd is of low suitability for roosting bats, and that further surveys are not required. However, the presence of bats can never be ruled out, and the following precautionary mitigation methods should be secured by means of a suitably worded condition:-

- Giving tool-box talks to site operatives such that they are aware that bats may be present
- 'soft-stripping' of features such as roof tiles, soffits, barge-boards, fascias etc., and any other features which bats may use to roost or to access a roost
- Having an ecologist on call in case bats are found during demolition, etc. If bats are found during these works, they should stop immediately and Natural Resources Wales contacted for advice
- A final internal inspection of the roof void of the building prior to demolition

A potential roost feature was noted in the mature Hornbeam tree (T2) on site. If this tree is to be felled, a climbing inspection using endoscopes etc. should be carried out beforehand. It is not necessary to carry out this final check before any consent is granted as bats may colonise or abandon use of this feature before the tree is felled, if felling is required. The inspection should be required as part of the same condition as the precautionary mitigation measures for the dwelling.

Reptiles

The Site Clearance Method Statement (Reptiles) as set out in Appendix E of the Ecological Assessment is supported and its implementation should be conditioned.

Nesting Birds

Nesting birds are likely to be present at certain times of year. As set out in the Ecological Assessment, the following condition should be attached to any planning permission to prevent harm to these species:-

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), 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.

Enhancements

Under section 6 of the Environment (Wales) Act 2016, public bodies such as Cardiff Council are required to seek to maintain and enhance biodiversity, and in doing so to promote the resilience of ecosystems, in the exercise of their functions.

Furthermore, section 5.2.8 of Planning Policy Wales states that:- 'The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.'

Policy EN7 of the recently-adopted LDP reflects this:-

'Where harm is unavoidable it should be minimised by effective mitigation to ensure that there is no reduction in the overall nature conservation value of the area. Where this is not possible, compensation measures designed to conserve, enhance, manage and, where appropriate, restore natural habitats and species should be provided.'

Therefore developments such as that currently proposed should incorporate enhancement measures to allow the LPA to comply with this legislation and these policies, as set out in the Ecology and Biodiversity section of the approved Green Infrastructure SPG.

In terms of specific enhancement features, nesting or roosting opportunities for birds and bats should be incorporated into new build in accordance with the advice given in 'Designing for Biodiversity: A Technical Guide for New and Existing Buildings, Second Edition. RIBA Publishing, London. Gunnell, K. et al., 2013', or most recent subsequent edition thereof. More specific details of appropriate levels of provision of nesting/roosting opportunities are given in the TCPA's 'Biodiversity Positive: Eco-towns Biodiversity Worksheet 2009'. With these documents in mind, an appropriate level of enhancement provision across the whole of this development would be:-

- 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*

The applicant's ecologist can advise on the make and model and suitable positioning of these features. Bat / bird boxes such as these are readily available commercially, are inexpensive, and can be tailored to the style and colour of the finish of the buildings. Features which are integrated into the buildings rather than attached to the outside are preferable as they are more secure in the long-term and less prone to interference by the public.

Data Shelf-life

As a general principle, survey work which is more than 2 years old will be regarded with caution, as certain species may colonise or leave an area in the interim period. This is particularly the case with mobile species such as bats, and bat surveys greater than 2 years old will have to be repeated. In this particular instance, the site has been cleared of woodland and scrub, which could very rapidly regenerate if further site clearance and/or construction is delayed for any reason. For example, the scrub vegetation could develop into suitable habitat for nesting birds next spring, and a mosaic of scrub and grassland could provide suitable habitat for reptiles colonising from adjacent gardens. Therefore, the following planning condition should be attached stating that the ecological impact assessment should be repeated if works have not taken place within two years of the date of the most recent survey:-

'If site clearance in respect of the development hereby approved does not commence within 2 years from the date of the most recent ecological survey, the approved ecological measures secured through (other planning conditions) 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 any protected or priority

species and ii) identify any likely new ecological impacts that might arise from any changes.

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

- 5.8 The Housing Development Officer advised that in accordance with Local Development Plan Policy H3: Affordable Housing, an affordable housing contribution of 20% of the six units proposed (1 unit) should be sought. Although the priority is for on-site affordable housing in the form of affordable rented accommodation, the Officer states that given the proposed design/configuration of the scheme, as an alternative to on-site provision, the Housing Development Team 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, the Officer would seek a financial contribution of £143,318 calculated in accordance with the formula set out in the SPG. The Officer has provided common waiting list figures for Whitchurch in support of this request.

In response to this request, the agent submitted a viability appraisal of the scheme which has been reviewed by the District Valuer (DVS) on the Council's behalf. The DVA's concludes that the development is not deliverable with the provision of the S106 sum sought.

- 5.9 The Council's Public Rights Of Way Officer advises as follows:

There are no Public Rights of Way affecting the application site. I am not sure why there has been an objection to the application as there may be informal paths around Coryton Roundabout through the woodland that horse riders are using, but this would not affect the proposed development. It appears that the proposed development site is enclosed by surrounding gardens and therefore there would be no public access from the site to the woodland to the north.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water/Dwr Cymru advises that it has conducted a site visit to inspect the public sewer both upstream and downstream of where the proposed development would connect. The Company advises that the sewer is in good condition and that a neighbouring resident has been updated following the visit.

The Company states that the downstream sewer had a slight built up of debris but nothing that would cause any operational concerns. Notwithstanding this, and to ease the minds of local residents, the Company states that it will return to flush the sewer and ensure it is in good working order before the commencement of any development.

Specifically, with regard to the proposed planning application, the Company has provided the following formal consultation response:

We write further to our previous letter dated 8th April 2019 in which we requested

further time in which to offer our formal response. This has allowed for a site visit and further investigations to take place on the existing public sewer into which the proposed development would ultimately drain. Upon completion of the site investigations we are satisfied that the size, condition and capacity of the public sewer is sufficient to accommodate the proposed development.

With regard to the application, we have reviewed the information submitted with particular focus on drawing number SCL/00001/S/0052 Revision H and note that the intention is to drain surface water to soakaways and offer no further comment on this aspect as it falls outside of Welsh Water jurisdiction. We note that the intention is to install an on-site pumping station and connect foul water to the public sewer and on the back of our recent site visit we have no objection. We note that the proposal intends to utilise a sewerage pumping station and associated rising main to convey flows from the properties to the existing public sewer. As part of the subsequent application under section 104 of the Water Industry Act our engineers will technically vet the proposal against the legislation to ensure that the drainage proposal meets an adoptable standard. We then conduct regular inspections throughout the build process to ensure that it is constructed as per the agreement and monitor the assets for an extended period of time after occupation to ensure the network operates as designed.

Notwithstanding the above, if the Council is minded to grant planning permission it is requested that we request the following Conditions is included within any subsequent consent.

'No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details as shown on drawing SCL/00001/S/0052 Revision H. Thereafter no 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.'

7. REPRESENTATIONS

- 7.1 Local Members have been consulted. Councillor Linda Morgan objects to the application and requests that members of Planning committee undertake a site visit prior to its determination.
- 7.2 Some 34 representations were received from neighbouring occupiers and local residents objecting to the planning application on a variety of grounds. Neighbouring and nearby residents were also notified of amended plans. 30 further representations objecting to the application have been received. In summary, the objections include the following matters (objections, in full, can be viewed on the Council's web site):

Parking and Highway safety concerns

Access to the proposed site during construction and subsequently for residents would be via the narrow road which runs parallel with Pendwyallt Road. This service road is not considered fit for purpose;

Pendwyallt Road is a busy arterial route into Cardiff City Centre. The junction of Pendwyallt Road and the access road is substandard in size to enable vehicles

to manoeuvre safely. This issue is exacerbated by vehicles parking on the access road when dropping off and collecting children from the nearby Coryton Primary School. The proposal to provide five additional dwellings and the vehicles movement associated with such development would harm the safe and efficient operation of the access road and Pendwyallt Road;

The junction of the service road onto Pendwyallt Rd has seen many road traffic accidents over the years. Pedestrian and child safety at the junction should be seriously considered with the proposed development so close to a school.

The proposed development would add to the vehicle numbers already using the narrow poorly maintained road access road. There is concern that the proposed development will cause further damage to the road, to the detriment of existing residents.

Emergency vehicles would be restricted if they need to attend an emergency due to parked cars;

Delivery lorries and Council refuse collection vehicles mount and damage the verges. Access is often restricted and waste is not collected;

During the construction process there will be major disruption caused by heavy construction traffic and the installation of services which will require excavation of the Road;

Some residents comment that there is public access to the site and refer to a bridle path. It is stated that there was access to the land until a fence was erected at the rear of Coryton Rise.

Design/impact on street scene

The proposal dwellings are is not subservient in scale and size in relation to surrounding properties, would result in overdevelopment of the site and would be a visually dominant feature in the landscape;

The proposal fails to respect the symmetrical quality and significantly alters the original character of the pair of semi-detached properties at nos. 100 / 102 Pendwyallt Road to the detriment of the appearance of the existing properties and the surrounding area;

The proposal is out of keeping with the surrounding area:

Harm to the character and appearance of an area of woodland visibly enjoyed by wildlife and local residents.

Impact on the living conditions of neighbouring and nearby occupiers

The proposed dwellings would be overbearing/dominating;

Loss of privacy/unacceptable overlooking;

Loss of light;

Noise/disturbance to neighbouring and nearby residents during construction and on occupation of the development;

Concern regarding the proposed raising of site levels/ground modelling works;

Possible land stability issues;

New trees have the potential to block light to neighbouring gardens;
A hedge rather than a fence would to allow the free passage for any remaining wildlife.

Ecology/Conservation Interests/Trees/Landscape

The application site has never been a formal garden and has always been a meadow and woodland;

Prior to the destruction of the woodland, the area was a vibrant habitat for wildlife, abundant with trees and containing dense vegetation;

The development site has provided a stepping stone for local wildlife and biodiversity of the area. The development site is not only a wildlife haven but a buffer in relation to noise and pollutions from junction 32 Coryton Interchange / M4 and the A470;

The proposal has resulted in the loss of trees , including protected trees of amenity value which is unacceptable and contrary to relevant policies of the Cardiff Local Development Plan;

Destruction of a valuable green space;

The destruction of the site occurred before the planning application was submitted which raises serious issues concerning the role of the Council in protecting trees and associated wildlife in relation to this proposed development.

Drainage and Flood Concerns

The land provides natural drainage to the surrounding area and to part of Coryton roundabout. The possibility of increased run off and flooding of the surrounding properties is of concern. Reference has also been made to a possible culvert on the north side of the site associated with Coryton Interchange;

Some residents refer to problems with sewers becoming blocked and consequent overflowing of raw sewerage into rear garden areas;

Concern has also been raised by regarding the operation of the proposed pumping station;

It is queried whether soakaways would be adequate during spells of heavy rainfall.

Other Matters.

Residents have raised concerns regarding the on-site activities/actions of the developers prior to the determination of the application including damage/destruction of habitat.

Concerns regarding Radon gas.

7.3 A 104 signature petition of objection has been submitted from local residents. The grounds of objection are as follows:

- Visual Amenity
- Adequate Parking / loading / turning, especially throughout the construction phase.
- Highway Safety
- Traffic generation on narrow service road
- Loss of trees
- Road access
- Strategic planning guidance on backyard development

8. ANALYSIS

- 8.1 This planning application was deferred at the Committee meeting on 19th June, 2019 for a site visit which subsequently took place on 8th July, 2019. The planning application is reported back for determination.
- 8.2 The application relates to a semi-detached bungalow known as Greenmeadows, 102 Pendwyallt Road, where full planning permission is sought to construct 5no.detached houses on a large parcel at the rear of the property. The proposal also involves the demolition of most of the existing house and its reconstruction in an alternative design to facilitate vehicular access to serve the new dwellings.
- 8.3 The site lies within the settlement boundary as defined in the Cardiff Local Development Plan and there is no 'in principle' objection to its redevelopment for residential purposes. Planning Policy Wales advises that *Infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes* (para. 4.2.23). Notwithstanding the removal of soils and loss of impermeable surfaces over part of the land to facilitate the development, this needs to be balanced against the benefit of development on a resource efficient site within the settlement boundary.
- 8.4 The main planning issues are considered to relate to the following matters:
- (i) the likely effect of the proposed development on the character and appearance of the area and street scene;
 - (ii) the likely effect on the living conditions/residential amenity of the occupiers of neighbouring and nearby houses and the quality of the living environment for future occupiers of the proposed dwellings;
 - (iii) highway safety/ parking;
 - (iv) the effect on trees and ecology/conservation interests.
 - (v) drainage and flood risk;
 - (vi) affordable housing;
- 8.5 Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan states that... *all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by* (inter alia):
- (i) responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;*
 - (x) ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities.*
- 8.6 The proposed scheme constitutes backland development and would therefore need to be assessed in relation to the Council's Infill Sites Supplementary Planning Guidance (SPG) on this matter.
- 8.7 The Infill sites SPG includes the following advice in respect of backland development:

Any proposals within backland sites should reflect the characteristic scale of backland development within the local area. As a general rule, backland development should be a subservient form of development (lower than the front facing properties). The design of backland development must be based on a clear understanding of the effects that this type of development has on character and residential amenity. Problems that can occur which must be avoided, or minimised to an acceptable level, are:

Loss of privacy and spaciousness.

Loss of daylight.

Inadequate access.

Loss of green/garden space.

Enclosure of public utility services.

Loss of car parking.

The prejudicing of future development through piecemeal development.

Poor aspect onto 'inactive' frontages or rear lanes. (para.2.9);

- 8.8 Paragraph 3.5 of the Infill Sites SPG states that *'Infill, backland and site redevelopment must result in the creation of good places to live. This needs to be demonstrated through the quality of internal living space; private amenity space; and through adherence to principles relating to access, security, and legibility.'*
- 8.9 Paragraph 4.11 of the Infill Sites SPG states that *'to safeguard the amenity of existing residents, proposals must not result in unacceptable harm regarding the level of overbearing, overshadowing or overlooking of neighbouring properties.'*
- 8.10 With respect to the effect of the proposed development on the character and appearance of the street scene, with the exception of the reconfigured bungalow, the 5no.new houses would have limited visual impact from the public realm of Pendwyallt Road having regard to their siting to the rear of the existing dwelling, their distance from the highway and the lower ground level of this part of the application site.
- 8.11 Whilst the element of the existing bungalow attached to the neighbouring semi at no.100 is retained, the remainder of the property is to be demolished and replaced with a narrower but longer structure. As originally proposed, the reconfigured dwelling included a 1 ½ storey gable fronted element which would have resulted in an incongruous addition to the pair. The design has been amended to a single storey structure retaining the height of the existing pair of properties. The reconfigured dwelling, as amended, is considered to reasonably reflect the character of the existing pair (which are an isolated example along the road) and would not harm the appearance of the street scene.
- 8.12 The development would be clearly visible from the existing neighbouring properties which adjoin the application site and the occupiers of these properties would inevitably experience a change in outlook. However, this, in itself, is not considered sufficient ground on which to refuse the application.
- 8.13 The proposed development is not considered to represent an over development of the site which is relatively large, measuring approximately 0.49 ha in area. The provision of 5 new dwelling units and retention of the existing dwelling house represents a gross density of approximately 12.2 dwelling units per ha. This is not considered to be an intensive level of development assessed against current standards and neither is it considered that the proposed development has been

'squeezed' onto the site such that future occupiers would experience a poor living environment. In this regard, all units enjoy a high quality of internal living space. Private amenity spaces are in excess of the minimum requirements outlined in the Council's Infill Sites SPG.

- 8.14 Tandem development is a form of backland development where one new house is placed directly behind another either sharing the same, or an additional driveway/access. The Infill Sites SPG states that this form of development is generally unacceptable because of the consequential impact on the residential amenity of the surrounding dwellings. However, it also comments that where plots are of a sufficiently large size, proposals which are sensitively designed to limit their impact upon neighbouring properties may be considered.
- 8.15 The Infill Sites SPG states that: *'New driveways should be appropriate to their context. New driveways serving rear garden development should be positioned to minimise the noise disturbance to neighbouring dwellings* (paragraph 3.47).
- 8.16 A distance of approximately 9.5 metres will be retained between the side of the reconfigured dwelling and the boundary with the neighbouring house to the north at 104 Pendwyallt Road. Within this space, a 5.0 metre wide access is proposed to serve the dwellings at the rear. Whilst it is inevitable that neighbouring occupiers will experience some noise disturbance from the coming and going of vehicles, it is not considered that this would be so significant as to justify refusal of the application on this ground. The scheme proposes fencing and screen planting alongside the access to minimise disturbance to the neighbouring occupiers. The reconfigured dwelling has been designed to have no windows in its side elevation facing towards the access road.
- 8.17 Neighbouring occupiers are concerned that the proposed development would have an overbearing effect on the adjoining properties and that there would be unacceptable overlooking issues. However, the proposed layout achieves or exceeds the recommended minimum overlooking distance of 10.5 metres from a habitable room window to a garden area of a separate dwelling. Advice in the Infill Sites SPG states that normally, a minimum of 21.0 metres should be maintained between principal windows to habitable rooms which is also achieved and significantly exceeded in most cases.
- 8.18 Having regard to the siting of the proposed houses in relation to the neighbouring dwellings, the distances separating them and proposed finished levels, it is not considered that they would impact unacceptably on light to habitable rooms or result in unacceptable overshadowing to the extent that would support refusal of the application on this ground.
- 8.19 The reconfigured bungalow will project approximately 5.5 metres beyond the rear elevation of the attached semi at a distance of approximately 5.3 metres from the boundary. Such a relationship would not impact unacceptably on the living conditions of the neighbouring occupiers.
- 8.20 Although there has been mention of a possible public access into the application site. The Council's Public Rights Of Way Officer has clarified that this is not the case (refer to paragraph 5.9).
- 8.21 To the rear of the retained garden at 102 Pendwyallt Road, a vehicle turning area and pitched roof bin store is proposed.

Nature Conservation/Trees

- 8.22 Beyond the immediate garden area of the bungalow, the site has been largely cleared of trees and other vegetation. The Ecological Report describes the site as comprising cut vegetation, former garden lawn and bare ground.
- 8.23 Objections have been raised by residents referring to the destruction of woodland on the site and the loss to the community of an important amenity. Notwithstanding this concern, the application site is not subject to any statutory or non-statutory nature conservation designations. The Council Ecologist's assessment of the application is outlined in section 5.6. As the site has been largely cleared, the Officer comments that there remains limited ecological interest. The proposed development is unlikely to affect any locally or nationally designated sites nearby and it is not considered that any of the habitats on site would justify designation as a Site of Importance for Nature Conservation. The Officer advises that the submitted ecological assessment is generally fit for purpose and supports its conclusions. Conditions/informatives are recommended, as outlined in the Officer's representations, including a requirement to provide nesting or roosting opportunities for birds and bats within the development.
- 8.24 Nine new trees are proposed to be planted in rear garden situations where their streetscape impact will be limited and their amenity value will be largely private. A further nine trees are shown to be located on dwelling frontage or within soft landscape space where their contribution to visual amenity will be more significant. The Tree Officer advises that these trees should be considered as replacements for a number of poplars planted as a condition of a 2015 TPO consent to remove protected trees along the north western site. They feature 3no.tree species considered by the Tree Officer to be '*large to very large*' with the remainder being '*medium to large*'. The Officer notes that a mix of native and non-native trees is proposed across the site providing a high level of diversity.
- 8.25 A Category 'A' Walnut in the rear garden of no.102 has significant visual amenity value and is shown to be retained. A large black Poplar, positioned next to the boundary with the rear garden of no.100 Pendwyallt Road was a structurally damaged 'U' classified tree and has recently been felled.
- 8.26 The Tree Officer has requested appropriate landscape and tree protection conditions which are included in the recommendation.

Drainage/Flood risk

- 8.27 The drainage strategy for the side is to address to connect foul drainage to the mains via a pumping station located adjacent to plot 1 and surface water by means of soakaways. The applicant has entered into discussions with Welsh Water/Dwr Cymru and the Company has indicated its willingness to enter into an adoption agreement for the foul sewer network subject to agreeing matters of detail. The Company has raised no objections to the application on drainage grounds.
- 8.28 Having regard to the drainage information submitted in support of the application, including infiltration test results, no technical objections have been raised by the Council's Drainage Officer to the approval of the application on drainage grounds subject to an appropriate drainage condition.

- 8.29 The application site lies outside the flood consultation zones as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004).

Highway Safety/Parking

- 8.30 The Transportation Officer has considered the application and taken account of the highway concerns raised by residents. His advice is set out in paragraph of the 5.1 of the report. It is considered that the proposed layout makes adequate provision for off-street curtilage parking for both the proposed new dwellings and the retained existing dwelling and that any visitor parking could be adequately accommodated within the site. The Officer is satisfied that the proposed development will not generate unacceptable overspill parking and exacerbate kerbside pressure.
- 8.31 Consequently, the Officer does not raise an objection on highway grounds subject to conditions to ensure the provision of appropriate off street parking and provision of an access road of sufficient width (as shown) to enable vehicles to pass each other within the site in order to preclude overspill parking on Pendwyallt Road. The Officer has also requested a condition requiring the approval of a Construction Management Plan to include details of restrictions on access/egress to the site by delivery vehicles to outside peak hours.

Affordable Housing

- 8.32 The application has been assessed in relation to Local Development Plan Policy H3: Affordable Housing. In accordance with the Policy, an affordable housing contribution was initially requested by the Housing Strategy Officer. In response to this request, the applicant commissioned a viability assessment for the scheme which has been reviewed by the District Valuer (DVS) on the Council's behalf. The DVS concludes that the development is not deliverable with the provision of the S106 sum sought.
- 8.33 In conclusion, the proposed development, as amended, is considered acceptable on planning grounds and approval is recommended subject to the attached conditions.

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 Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have

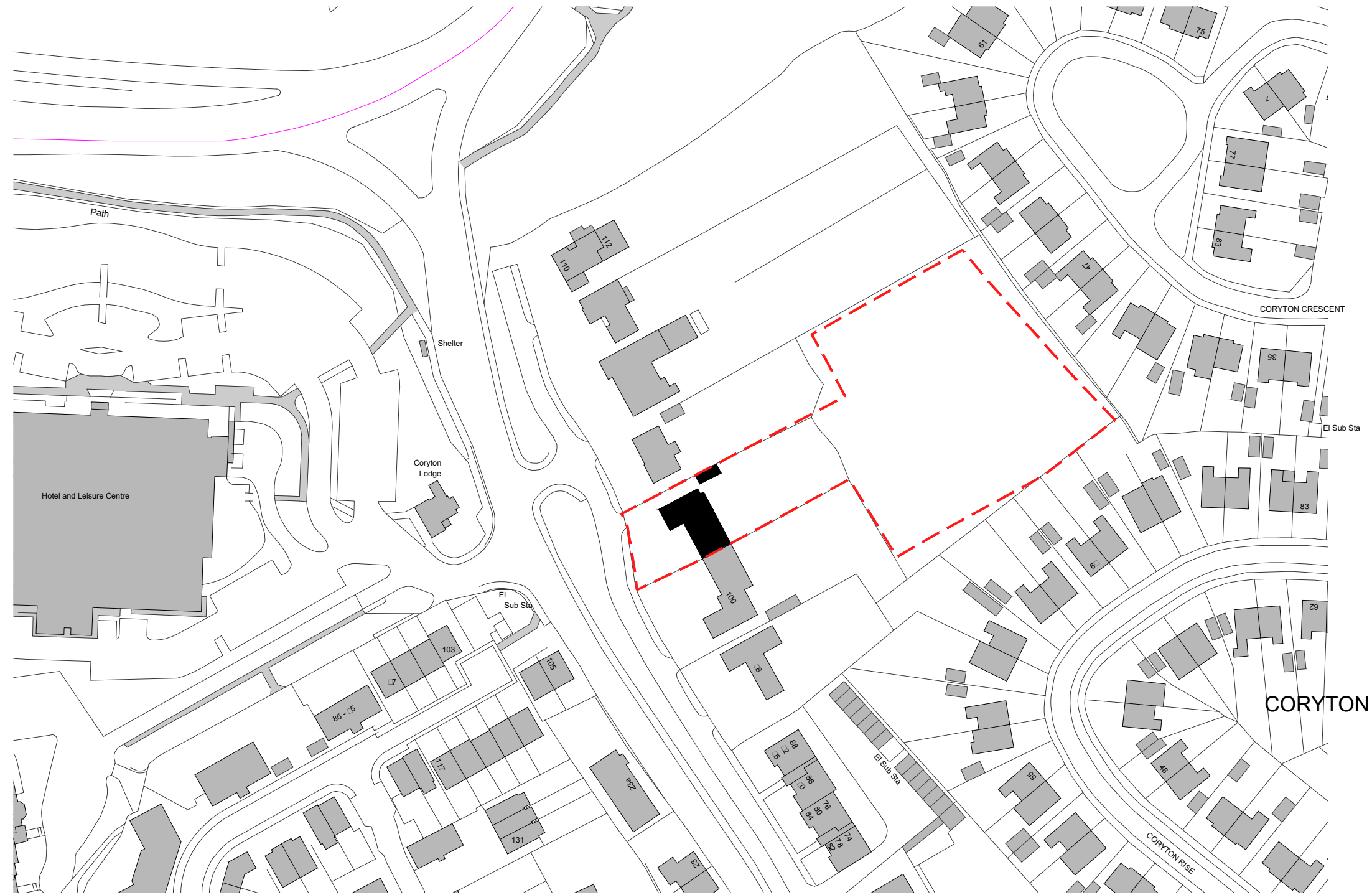
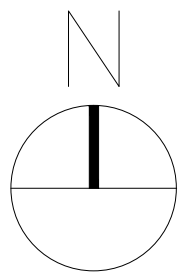
any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

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

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

9.4 *Environment (Wales) Act 2016*

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



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Pendywalt Road, Coryton, Cardiff

Location Plan | 1:1250 @ A3 | Dec 2017 | 2143 -100



Schedule of Accommodation

TYPE - A	3
TYPE - B	1
TYPE - B2	1
Bungalow	1
TOTAL	6

NOTE:
REFER TO B.J.UNWIN DRAWING NO.
PRTRP-FEB1 FOR TREE PROTECTION
AND TREE PLANTING PROPOSALS.

- 1.8m high facing brick screen wall.
- 1.8m high timber close boarded fence.

Refer to Engineers drawing for FW
and SW drainage proposals.

ton
lge

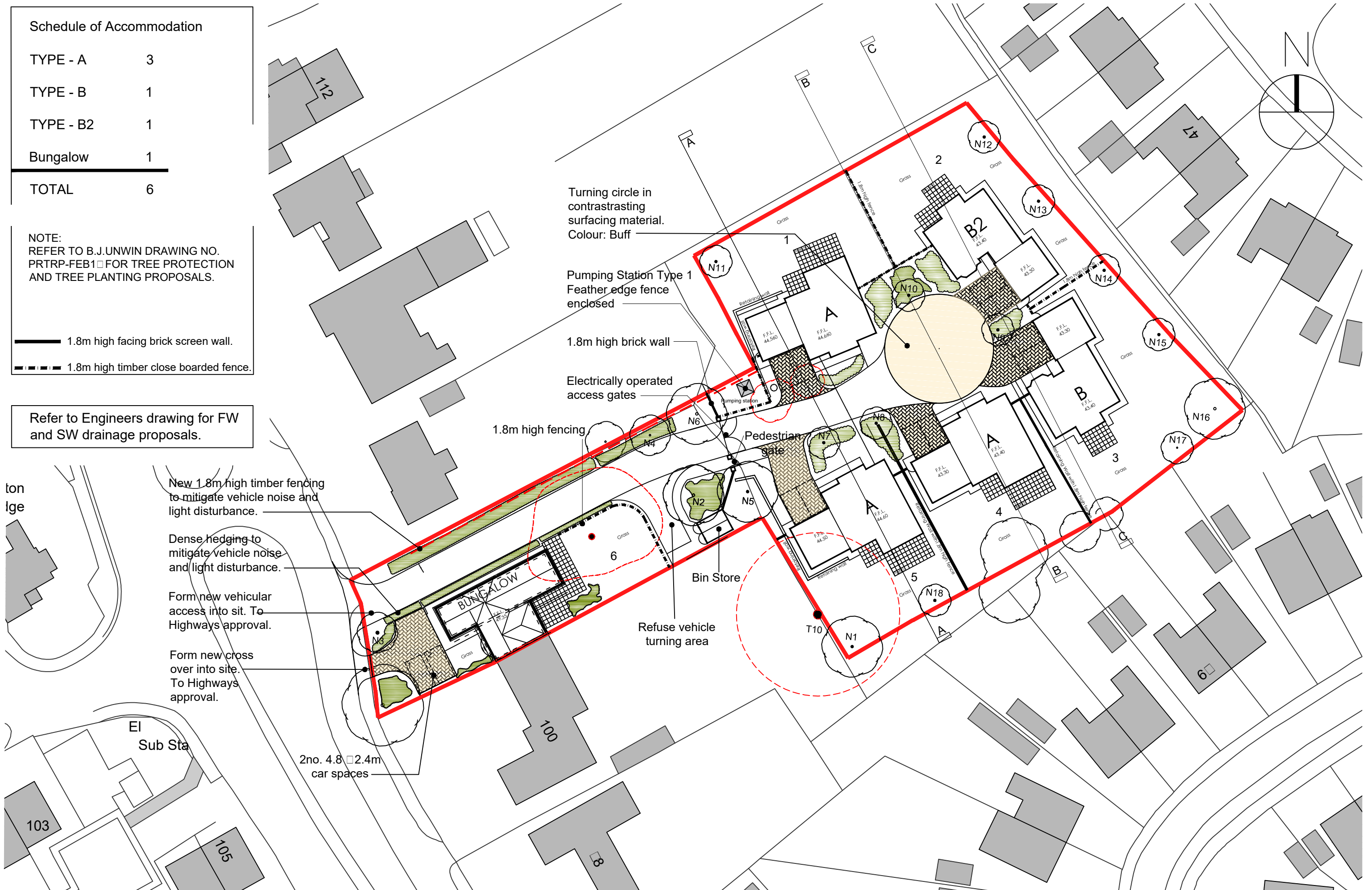
New 1.8m high timber fencing
to mitigate vehicle noise and
light disturbance.

Dense hedging to
mitigate vehicle noise
and light disturbance.

Form new vehicular
access into sit. To
Highways approval.

Form new cross
over into site.
To Highways
approval.

2no. 4.8 x 2.4m
car spaces



Turning circle in
contrastrasting
surfacing material.
Colour: Buff

Pumping Station Type 1
Feather edge fence
enclosed

1.8m high brick wall

Electrically operated
access gates

1.8m high fencing

Pedestrian
Gate

Bin Store

Refuse vehicle
turning area

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rev	date	description	by
A	Feb 2018	Drawing amended.	
B	April 2018	Entrance canopy relocated. Wall and footpath indicated. Vehicle access gates, additional 1.8m high wall shown. Trees to be removed indicated.	cjw
C	April 2018	Site plan revised. Plots 1 & 5 handed. Some boundary offsets revised. Bungalow proposals revised. Gated access position revised.	cjw
D	Sept 2018	Plan revised to planning requirements.	cjw
E	Oct 2018	Bin Store - turning head added. Trees T1 to T6 indicated.	cjw
F	Oct 2018	Pumping station omitted. Plot 1 slab levels revised.	cjw

Status: **PLANNING**

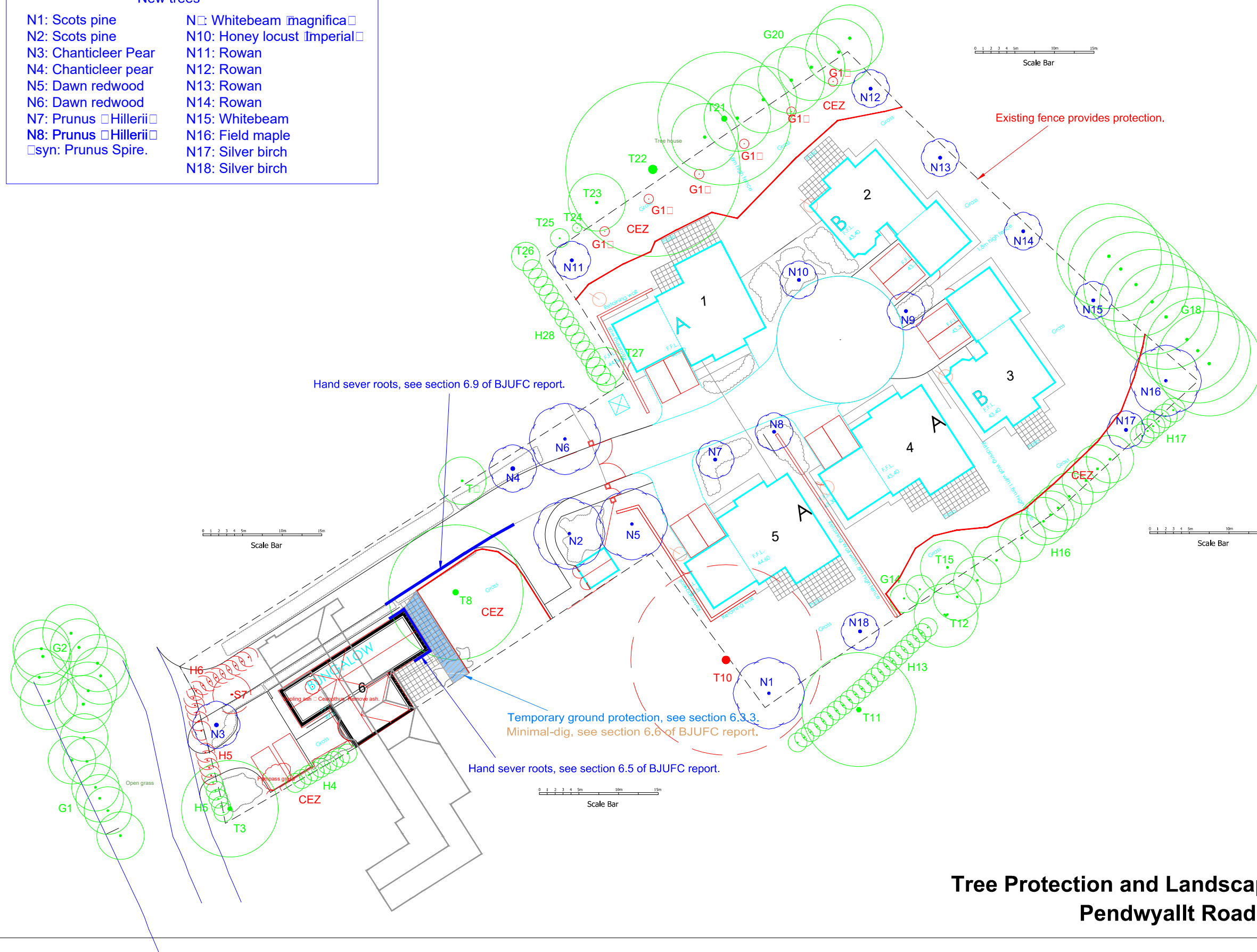
rev	date	description	by
H	Oct 2018	Plot 4 slab level adjusted to 43.40.	cjw
I	Nov 2018	Revised layout amendments	SC
J	Dec 2018	Plot 2 house type changed to B2. Accommodation scheduled updated.	MN
K	Mar 2019	New tree planting indicated.	cjw

Drawn: SC
Checked: BJ
Date: MARCH 2018
Scale: 1:500 @A3 - 1:250 @A1

Client: Case Morgan Developments Ltd
Project: Pendywal Road, Coryton, Cardiff
Title: Proposed Site Layout
Ref: 2143-101 Rev: K

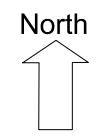
The original of this plan was produced in colour, a monochrome copy should not be relied on.

New trees	
N1: Scots pine	N9: Whitebeam magnifica
N2: Scots pine	N10: Honey locust Imperial
N3: Chanticleer Pear	N11: Rowan
N4: Chanticleer pear	N12: Rowan
N5: Dawn redwood	N13: Rowan
N6: Dawn redwood	N14: Rowan
N7: Prunus Hillerii	N15: Whitebeam
N8: Prunus Hillerii	N16: Field maple
syn: Prunus Spire.	N17: Silver birch
	N18: Silver birch



- Key: -
- Tree Protection Fence
 - - - CEZ Construction Exclusion Zone
 - Root Protection Areas (RPA)
 - ⊗ Trees for removal
 - Hand sever roots
 - Temporary ground protection and minimal dig
 - N1 New trees

Note:
New underground services may require changes to this plan.



B. J. Unwin Forestry Consultancy,
Parsonage Farm,
Longdon,
Tewkesbury,
GL20 6BD
Tel: 01684 833538
Email: jim@bjunwin.co.uk
Web: www.bjunwin.co.uk



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Client:
Case Morgan Developments Ltd

Site:
Pendwyallt Road, Coryton

Drawing Title:
Tree Protection & Tree Planting Plan

Scale:
1: 500 @ A3

Date:
Feb 22nd 2019

Drawn by:
NJJ

Drawing No:
PRTRP-FEB19

Tree Protection and Landscaping Plan Pendwyallt Road, Coryton

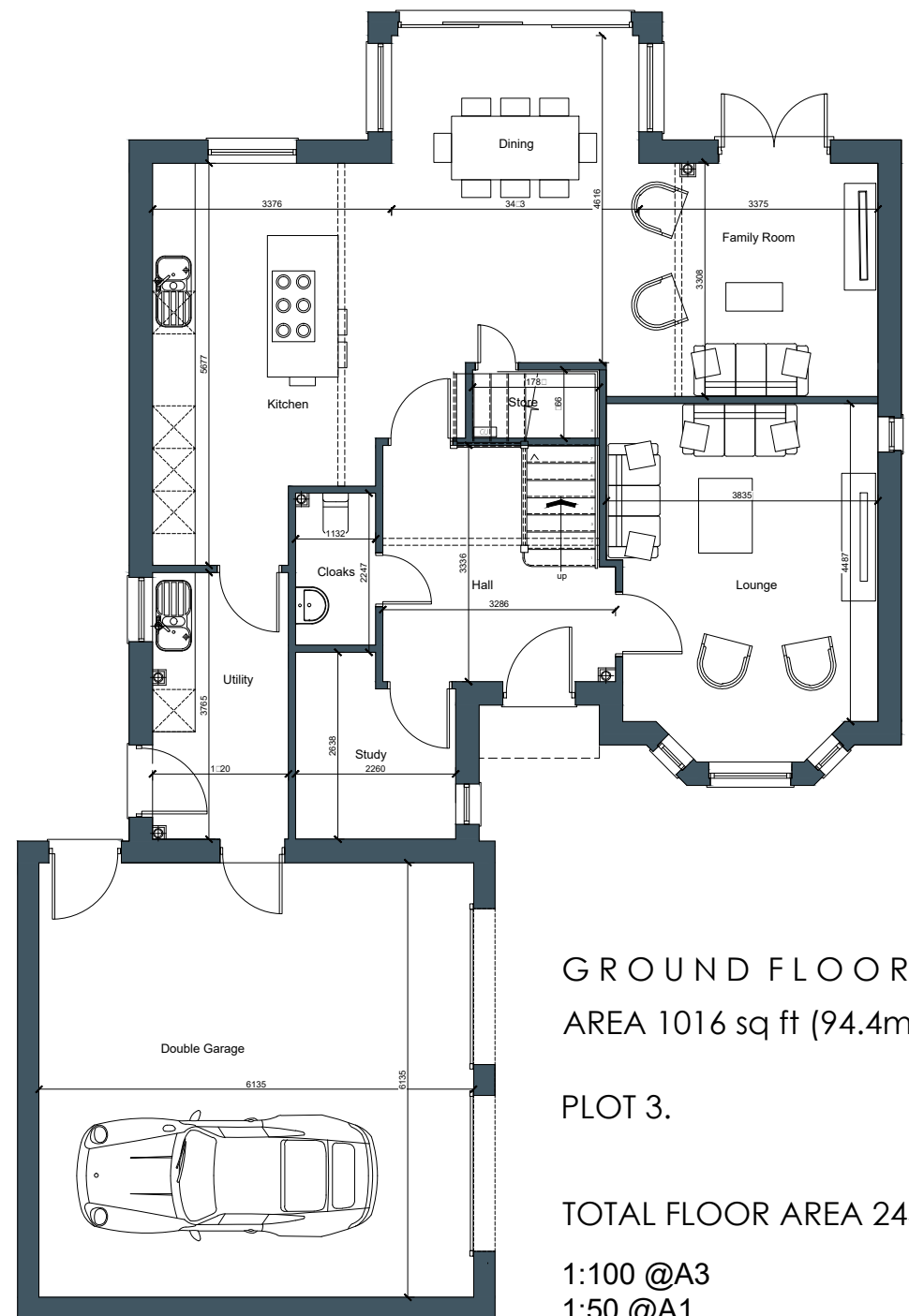


1:200 @A3 FRONT ELEVATION
1:100 @A1

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

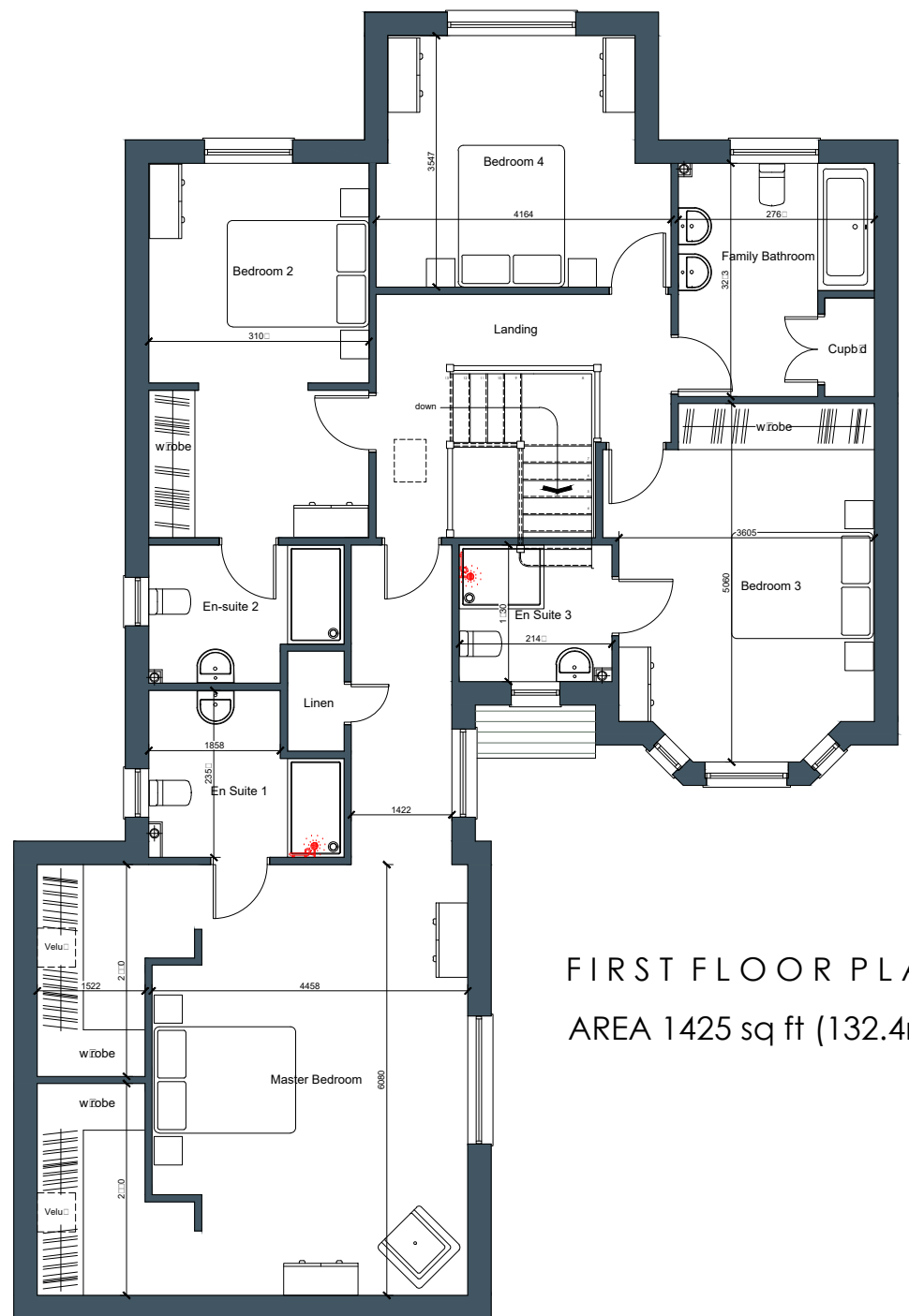


GROUND FLOOR PLAN
AREA 1016 sq ft (94.4m²)

PLOT 3.

TOTAL FLOOR AREA 2441 sq ft

1:100 @A3
1:50 @A1



FIRST FLOOR PLAN
AREA 1425 sq ft (132.4m²)

- EXTERNAL MATERIAL FINISHES SCHEDULE:**
- ① Facing brickwork to main walls. Colour to be agreed.
 - ② Contrasting concrete quoins. Colour to be agreed.
 - ③ Roof Tiles, Terracotta - Rosemary Type.
 - ④ Cast stone sills. 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 Raised contrasting stack bond feature surround to porch opening. Colour to be confirmed.
 - ⑨ Toughened glass Juliette balcony with stainless steel handrail.

HOUSE TYPE B

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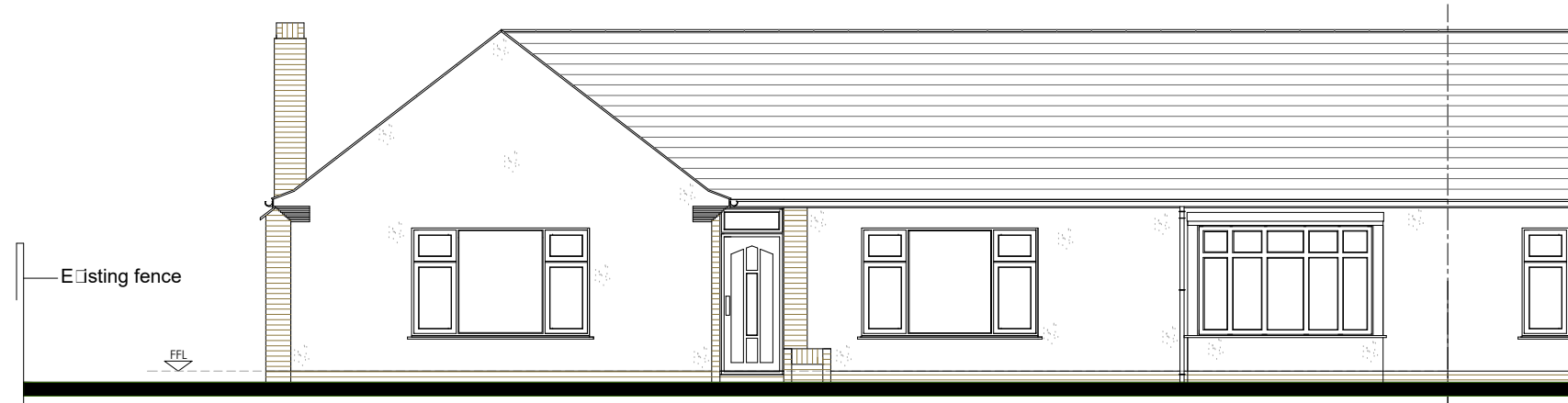
rev	date	description	by
A	06.03.18	Roof proposals revised.	cjw
B	11.03.18	Bedroom 2 and adjoining ensuite bathroom reconfigured. Windows amended accordingly.	cjw

Status: **PLANNING**

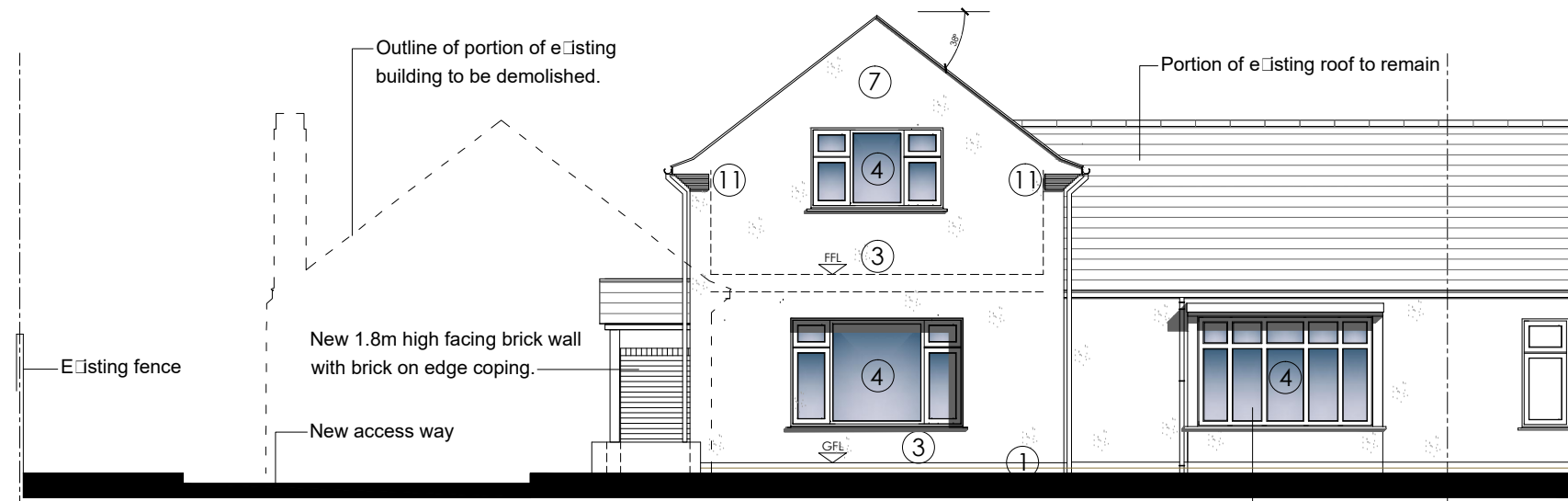
Drawn: CJW
Checked: CTW
Date: Jan 2018
Scale: 1:50 @A1

Client: Case Morgan Developments Ltd.
Project: Pendywal Road, Cardiff
Title: Plans House Type B-PLOT 3
Ref: 2143-200-02 Rev: B

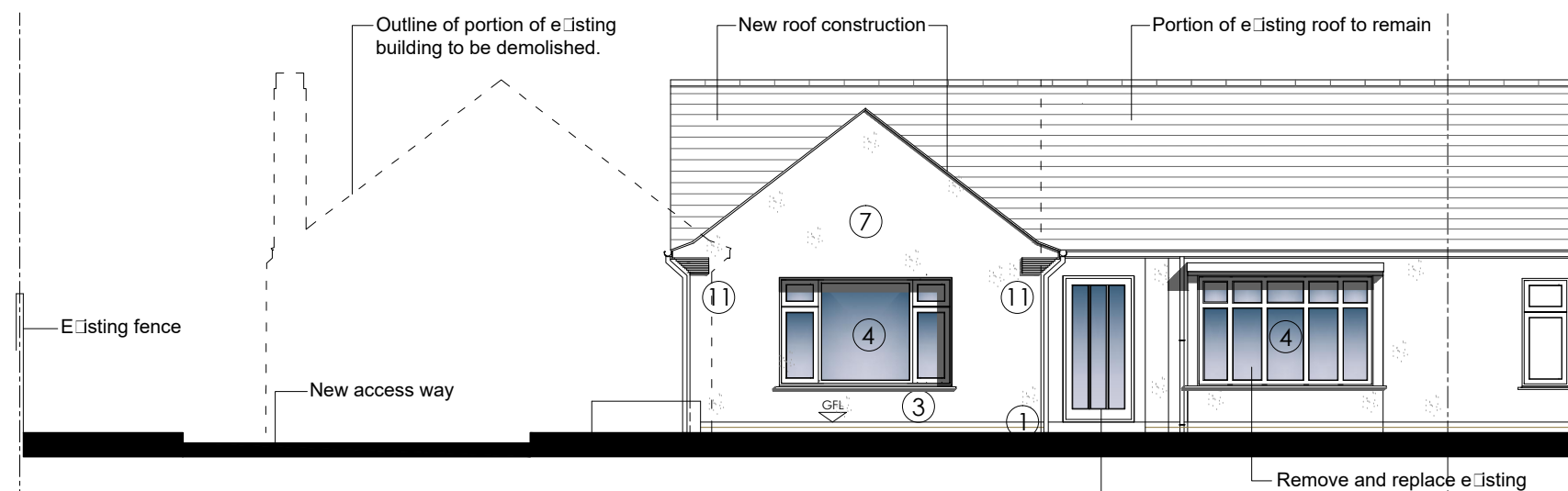




EXISTING FRONT ELEVATION



ORIGINAL PROPOSED FRONT ELEVATION



CURRENT REVISED FRONT ELEVATION

PLANNING

Status: **PLANNING**

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rev date description

by

Drawn: CJW Client: Case Morgan Developments Ltd.

Checked: CTW Project: Pendywalt Road, Coryton, Cardiff

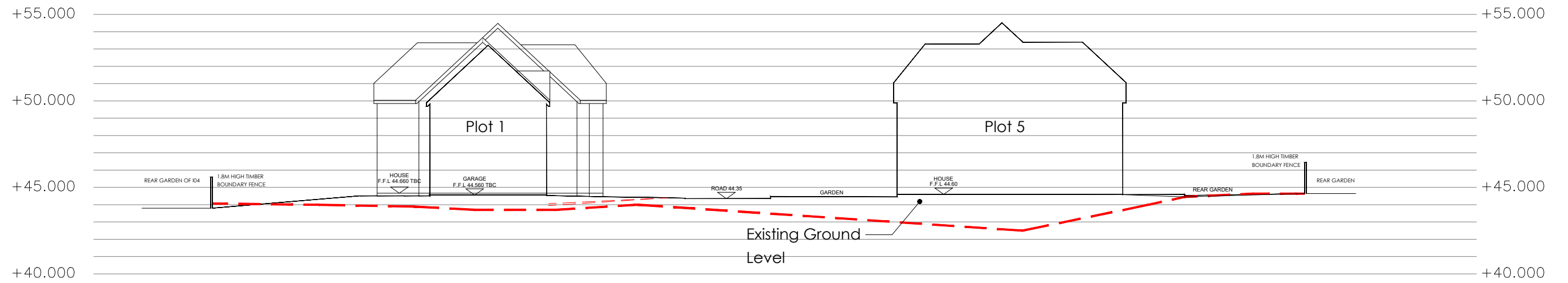
Date: Oct 2018 Title: Existing & Proposed Elevational History

Scale: 1:100@A3 Ref: 2143-200-10

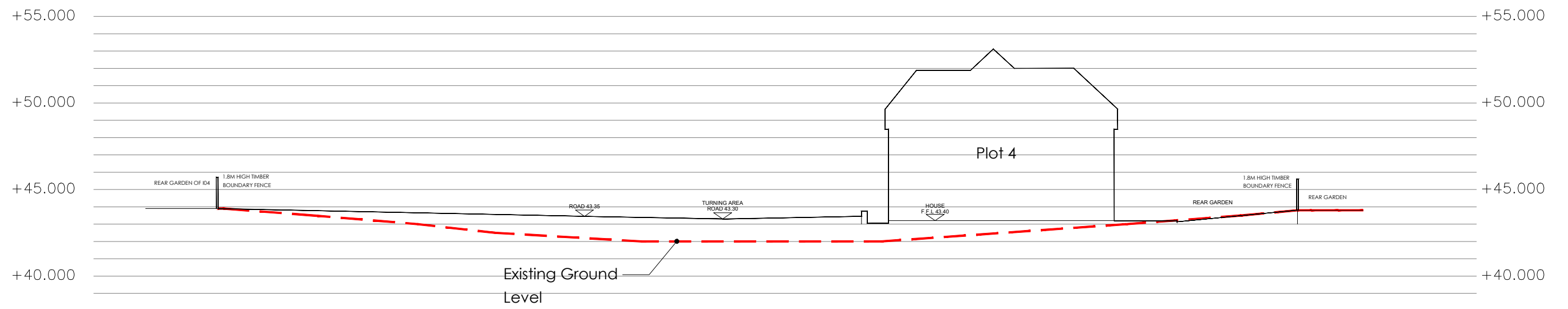
Rev: -

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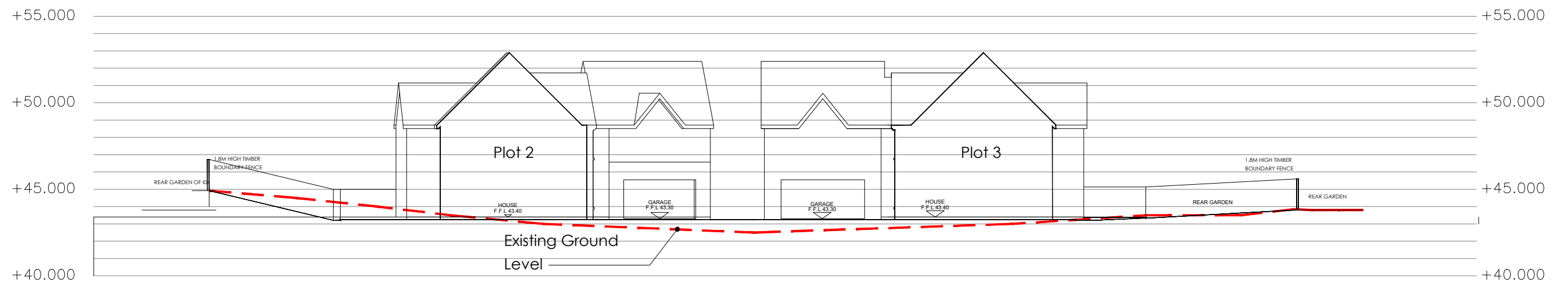
Unit 2 Chapel Barns | Merthyr Mawr
Bridgend | CF32 0LS | 01656 656267
mail@spring-consultancy.co.uk



SECTION A-A



SECTION B-B



SECTION C-C

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rev	date	description

by	Status:

PLANNING

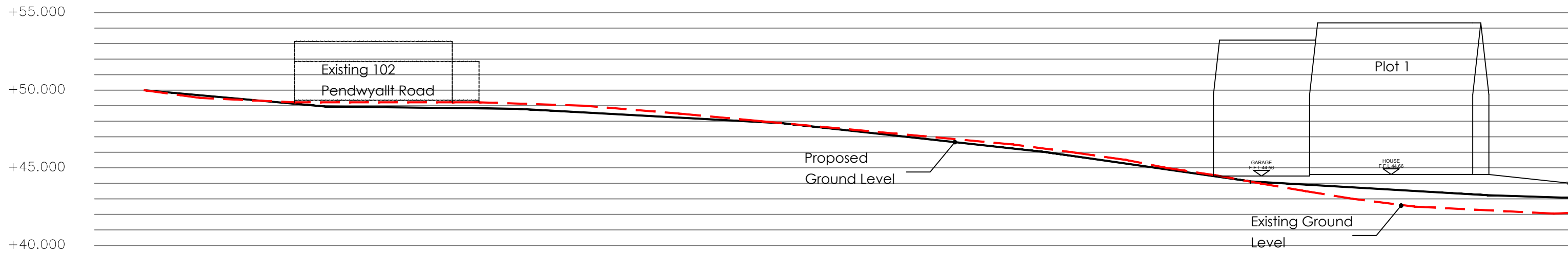
Drawn: CJW
 Checked:
 Date: MARCH 2018
 Scale: 1:250@A3

Client: Case Morgan Developments Ltd
 Project: Pendywalt Road, Coryton, Cardiff
 Title: Proposed Site Sections
 Ref: 2143-103

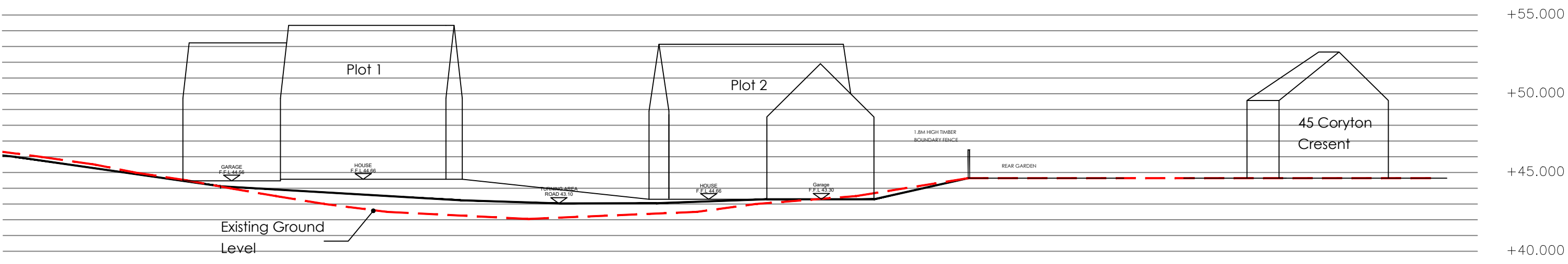
Rev: -

spring
design

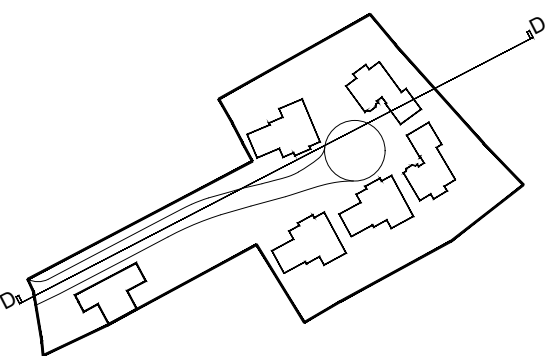
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 Bridgend | CF32 0LS | 01656 656267
 mail@spring-consultancy.co.uk



SECTION D-D



SECTION D-D cont.



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rev	date	description

by

Status:

PLANNING

Drawn: MN

Checked: BJ

Date: MARCH 2018

Scale: 1:250@A3

Client: Case Morgan Developments Ltd

Project: Pendwyallt Road, Coryton, Cardiff

Title: Proposed Site Section D-D

Ref: 2143-105

Rev: -



Unit 2 Chapel Barns | Merthyr Mawr
Bridgend | CF32 0LS | 01656 656267
mail@spring-consultancy.co.uk

PETITIONS & LOCAL MEMBER OBJECTIONS

COMMITTEE DATE: 17/07/2019

APPLICATION No. **19/01339/MNR** APPLICATION DATE: 01/05/2019ED: **RHIWBINA**

APP: TYPE: Full Planning Permission

APPLICANT: Coray Developments

LOCATION: 238 PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 6AX

PROPOSAL: DEMOLITION OF PART TWO STOREY AND SINGLE STOREY BUILDINGS AND CONSTRUCTION OF THREE STOREY BUILDING CONTAINING TWO RETAIL UNITS AND A ONE BEDROOM FLAT AT GROUND FLOOR AND THREE DUPLEX APARTMENTS AT FIRST AND SECOND FLOOR

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 5.3 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:
 - 2275.PL.01 - Existing and proposed site plan
 - 2275.PL.02 REV A – Proposed floor plans and elevations
 - 2275.PL.03 REV B – Proposed new build renders
 - 2275.PL.06 - Proposed building rear elevation

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

3. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological contact of the development, have been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be subsequently implemented in accordance with the approved details. The scheme to be submitted shall:
 - a. Undertake infiltration testing in accordance with BRE365 guidance. Testing is to be completed and results submitted to demonstrate (or otherwise) the use of infiltration SuDS;
 - b. Demonstrate that the surface water drainage system(s) are

- designed in accordance with CRIRA C753;
- c. Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system and outfall arrangements. Calculations should demonstrate the performance of the drainage system for a range of return periods and duration inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus 30% allowance for climate change return periods;
 - d. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing;
 - e. Provide information about the measures taken to prevent pollution of the receiving groundwater and/or surface waters.

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

4. No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme required by condition 3 have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
 - i. A timetable for its implementation;
 - ii. A management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by any public body or statutory undertaker, or any other arrangement to secure the operation of the sustainable drainage system throughout its lifetime.

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

5. No development shall take place until such time as a proportionate groundwater assessment, including for long term seasonal monitoring, has been undertaken to identify the likely risk of groundwater flooding. Where groundwater is identified, a scheme to manage and mitigate the risk associated with flooding from this source should be submitted to and approved in writing by the Local Planning Authority.

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

6. The car parking spaces shown on the approved plans shall be marked as being for the use of residents of the flats only and shall not be used in association with the retail units at any time.

Reason: In the interests of the management of parking demand, in accordance with policy T5 of the Cardiff Local Development Plan and Supplementary Planning Guidance "Managing Transportation Impacts (Incorporating Parking Standards) April 2018.

7. Notwithstanding the details shown on the approved plans, none of the apartments shall be occupied and none of the retail units brought into beneficial use until facilities for the secure and/or sheltered storage of cycles for residents of the flats and staff and customers of the retail units have been provided in accordance with details that have been submitted to and approved in writing by the Local Planning Authority, and the approved facilities shall be retained in perpetuity.

Reason: To ensure that adequate provision is made for the secure parking of cycles in accordance with policies KP5 and T5 of the Cardiff Local Development Plan.

8. Prior to the commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- proposed finished levels;
- hard surfacing materials, which shall include block paving for the car parking area;
- minor artefacts and structures (e.g. planters and handrails);
- proposed and existing services above and below ground level;
- planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods);
- an implementation programme;
- a landscape management plan, including management responsibilities and maintenance schedules.

The hard and soft landscaping works shall be carried out in accordance with the approved details and implementation programme and shall be managed and maintained in accordance with the approved landscape management plan.

Reason: To maintain and improve the appearance of the area, in the interests of visual amenity and to mitigate against the effects of climate change and adapt to its impacts, in accordance with policies KP5 and KP15 of the Cardiff Local Development Plan.

9. No development shall be carried out until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected and a timetable for its erection. The boundary treatment shall be erected in accordance with the approved plan and timetable.

Reason: In the interests of visual and residential amenity, in accordance with policy KP5 of the Cardiff Local Development Plan.

10. Prior to the commencement of development, details of the siting and appearance of an enclosure for the storage of refuse and recycling containers 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: In the interests of visual amenity and waste management, in

accordance with policies KP5 and W2 of the Cardiff Local Development Plan.

11. The first floor bedroom window to flat 2 in the North West elevation shall be obscurely glazed and non-opening to a height of at least 1.8m above the finished floor level of that room and shall thereafter be so maintained.
Reason : To ensure that the privacy of users of the adjoining garden is protected in accordance with policy KP5 of the Cardiff Local Development Plan.
12. Prior to development commencing, details of the proposed parking spaces and footway improvements/resurfacing adjacent to those spaces (and in the vicinity of the Heol y Bont/Pantbach Road junction), to include details of the removal of the kerbing of the redundant access and reinstatement of full height footway, 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.
Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian accessibility, in accordance with policies T5 and T6 of the Cardiff Local Development Plan.

RECOMMENDATION 2: The applicant is advised that on the 7th January 2019 Schedule 3 of the Flood and Water Management Act 2010 was enacted. This affects all new developments where the construction area is of 100m² or more. Cardiff Council is aware that your application for planning permission was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore may be subject to surface water drainage proposals under the SAB application process. It is recommended that the developer engage in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such is offering a free pre-application service for the first year. To arrange discussion regarding this please contact SAB@cardiff.gov.uk In the meantime, further information can be found at: <https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>
Alternatively, the legislation set by Welsh Government can be reviewed here: <https://gweddi.gov.wales/topics/environmentcountryside/epq/flooding/drainage/>

RECOMMENDATION 3: The applicant is advised that the owners/developers of all new residential units are required to purchase the bins required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management commercial team on 029 20717500. Further information regarding waste/recycling and the types of bins required is available in the Supplementary Planning Guidance "Waste Collection and Storage Facilities", which can be found on the Council's website.

RECOMMENDATION 4: The applicant is advised that a commercial contract is required for the collection and disposal of all commercial waste. By law (Environmental Protection Act, 1990, section 34) all commercial premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier. Owners or developers of commercial developments/properties who require Cardiff County Council to collect and dispose of their waste can contact the commercial services department on 029 20717500.

RECOMMENDATION 5: The applicant is advised that, as mentioned in section 3.11 of the Waste Collection and Storage Facilities Supplementary Planning Guidance, it is considered best practice to have a Site Waste Management Plan for demolition projects. Materials should be reused and recycled as much as possible.

RECOMMENDATION 6: The developer is advised to contact Cardiff Council Asset Management (AssetManagement@Cardiff.gov.uk) for the necessary Highway licences for any works which would directly abut the adopted highway.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks full planning permission for the demolition of a two storey detached former bank that is currently in use as a hairdressing salon and its replacement with a three storey building containing 2 x retail units and a one-bedroom flat at ground floor level and 2 x 3 bedroom and 1 x 2 bedroom apartments on the first and second floors.
- 1.2 The ground floor commercial units (class A1 retail use) would have internal areas of 69 and 72 square metres and would be expected to provide 4 full time and 2 part time jobs.
- 1.3 The building will be 15m wide at ground floor level on the Pantbach Road frontage, which is around 3.5m wider than the existing building, and will be approximately 22.5m long (the existing building being around 16.5m long including its rear extensions). There will be a gap of around 2m between the front elevation and the footway on Pantbach Road, which will accommodate steps, a level access into the retail units and three small strips of planting. The space to the side of the building, fronting onto Heol Y Bont, will contain a further area for landscaping, a bin storage area within a timber structure, 2 cycle stands and four car parking spaces. A covered cycle store and an additional bin storage area are proposed to be provided to the rear of the building. Access into the apartments will be from Heol Y Bont.
- 1.4 At first and second floor level the side elevation facing Heol y Bont will feature projecting balconies with flat roofed extensions above, finished in zinc cladding, which will also be used as a finishing material on the front elevation. The main body of the building will be finished in white render and the roof will be of natural slate. A two storey extension on the side of the building abutting the boundary with the Canolfan Beulah garden will be finished in red brick. There will be large

areas of glazing to the front elevation which will be recessed at the first and second floor levels, forming additional shallow balconies for one of the flats.

2. DESCRIPTION OF SITE

- 2.1 The application site occupies a corner location bounded by Pantbach Road and Heol Y Bont at the southern end of the Rhiwbina Village Local Centre. To the north is the Canolfan Beulah (community church centre and garden) and to the east, are residential properties. On the opposite side of Heol Y Bont there is an Indian food shop/ takeaway and opposite the site on Pantbach Road is a single storey chiropractic clinic with residential bungalows further to the south.
- 2.2 There is a single detached building on the site, facing Pantbach Road. The building measures around 11.5m wide (including single storey flat roofed side extension) x 16.5m long (including two rear extensions) and has a steeply pitched roof rising to 8m. The main part of the building and two of the extensions are finished in white painted render with the longest rear extension being brick. The front elevation contains a central entrance door flanked by two windows with brick surrounds, with a fascia above.
- 2.3 To the rear of the building is a car park bounded by a brick wall. The side of the building is set back from Heol Y Bont by 3.5m – 6m and there is a small unenclosed forecourt fronting Pantbach Road. The ground slopes down towards the north and there is a low retaining wall along half of the frontage.

3. SITE HISTORY

- 3.1 17/00208/MNR – Proposed extension & works to provide 1 no. retail unit to provide coffee shop, 1 no retail unit to provide hairdresser, 3 no. 3 bedroomed apartments. Refused – proposed building out of keeping with the scale, pattern and appearance of development in the surrounding area and detrimental to the amenities of residents of 1, Heol Y Bont and users of the Canolfan Beulah gardens in that the building would appear obtrusive and overbearing. Appeal dismissed.
- 3.2 08/02131/W – Installation of automated telling machine
- 3.3 05/00568/W - Installation of automatic telling machine
- 3.4 04/01092/W – DDA implementation works. new insitu concrete access ramp and steps to front entrance, with mild steel painted grey handrails. install new external task lighting to front and side elevation
- 3.5 01/01145/N – Removal of existing ramp (non-compliant) and the installation of a new ramp with handrails
- 3.6 89/01169/N – Proposed extension to existing banking premises to form interview room.

4. **POLICY FRAMEWORK**

- 4.1 *Cardiff Local Development Plan 2006-2021:*
KP5 (Good Quality and Sustainable Design);
KP13 (Responding to Evidenced Social Needs);
EN10 (Water Sensitive Design);
T5 (Managing Transport Impacts);
R1 (Retail Hierarchy);
R5 (Local Centres);
C3 (Community Safety/Creating Safe Environments);
W2 (Provision for Waste Management Facilities in Development).
- 4.2 *Supplementary Planning Guidance:*
Waste Collection and Storage Facilities (October 2016).
Cardiff Infill Sites (November 2017).
Managing Transportation Impacts (Incorporating Parking Standards) (2018).
Shopfronts and Signage (October 2011).
- 4.3 *Planning Policy Wales (Edition 10 – December 2018):*
2.2 All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.
3.4 Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.
3.6 Development proposals must address the issues of inclusivity and accessibility for all.
3.7 Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution. An integrated and flexible approach to design, including early decisions regarding location, density, layout, built form, the choice of materials, the adaptability of buildings and site treatment will be an appropriate way of contributing to resilient development.
3.9 The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.
3.11 Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.
3.47 Higher densities should be encouraged in urban centres and near major public transport nodes or interchanges, to generate a critical mass of people to support services such as public transport, local shops and schools
4.1.31 Planning authorities must ensure new housing, jobs, shopping, leisure and services are highly accessible by walking and cycling.
4.1.32 Provision for active travel must be an essential component of development schemes and planning authorities must ensure new developments are designed and integrated with existing settlements and networks, in a way which makes active travel a practical, safe and attractive choice.
4.1.34 New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities. As well as

providing cycle parking near destinations, consideration must also be given to where people will leave their bike at home.

4.1.36 Planning authorities must direct development to locations most accessible by public transport. They should ensure that development sites which are well served by public transport are used for travel intensive uses, such as housing, jobs, shopping, leisure and services, reallocating their use if necessary.

4.1.39 To encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new development. Where car parking is provided for new non-residential development, planning authorities should seek a minimum of 10% of car parking spaces to have ULEV charging points. Planning authorities should ensure the level, location and type of charging provision is appropriate to the scheme and local circumstances. Consideration should be given to:

- the time users are likely to be present at the site;
- the number of vehicles accessing the site;
- the number of existing charging points in the immediate and wider area;
- other proposed emission mitigation measures.

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

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

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

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

4.3.3 The Welsh Government identifies a number of overarching objectives for retail and commercial centres, which planning authorities should aim to deliver through their development plan and development management decisions ensuring their maximum contribution to the well-being goals. The planning system must:

- promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business;
- sustain and enhance retail and commercial centres' vibrancy, viability and attractiveness; and
- improve access to, and within, retail and commercial centres by all modes of transport, prioritising walking, cycling and public transport.

4.3.30 Although retailing (A1) uses should underpin retail and commercial centres, it is only one of the factors which contribute towards their vibrancy.

5.12.9 Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design and, where appropriate, layout of any development as well as waste prevention measures at the design, construction and demolition stage.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.

6.4.22 The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is a material consideration when a planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat and to ensure that the range and population of the species is sustained.

6.6.17 New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres also require approval from the SuDS Approval Body (SAB) before construction can commence. Adoption and management arrangements, including a funding mechanism for maintenance of SuDS infrastructure and all drainage elements are to be agreed by the SAB as part of this approval. This will ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.

4.4 *Technical Advice Note 4 – Retail and Commercial Development (2016).*

4.5 *Technical Advice Note 12 - Design (March 2016).*

4.6 *Technical Advice Note 18 – Transport (2007).*

5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Transportation:* The existing site gains its highway access via a crossover from Heol y Bont leading into a car park. On the frontage of the site with Pantbach Road there is a level difference and a small wall. There is also a small crossover kerb which is not in use. The car park is proposed to be redeveloped and 4 parking spaces will be provided perpendicular to Heol y Bont and in the vicinity of the existing car park access, although these will extend for a greater distance on Heol y Bont than the current access. It is assumed that each of the parking spaces will be allocated to the flats, and will not be usable by staff/customers of the retail units. Whilst in principle the form of access is acceptable, we are seeking that the double yellows on both sides of Heol y Bont be extended east beyond the line of car parking (requiring a Traffic Regulation Order (TRO)) and for appropriate amendments to the footway, which would operate as a dropped kerb over the access to the parking spaces. This is to ensure that the redevelopment does not result in traffic safety issues. However, the current design would require the relocation of the telegraph pole and its new location should be marked. The parking spaces are immediately adjacent to traffic calming, and this will need to be factored into the design and this calming may need amending.

5.2 At the front of the site it is proposed that there will be steps down from the retail units to the footway, as well as a level access on the south side. It will be necessary for footway improvements to be proposed in this location, including the removal of the redundant access bellmouth, and it may be necessary for street furniture to be provided to prevent unwanted parking on the footway.

- 5.3 A Section 278 legal agreement would be required to deal with the detail of the various footway/highway works set out above. A sum of £10,000 will be required to deal with the TRO process for the extended double yellow lines, (including legal and other administrative expenses, the physical costs of providing the lines and signage plus on-going monitoring of traffic and safety issues once the TROs are in place).
- 5.4 Whilst some cycle parking is shown on the plans, more detail is required, and it will need to accord with the SPG. A total of 9 cycle spaces will be needed for the flats, and these will need to be secure, covered and have minimum horizontal spacings of 0.5m (and have suitable independent access from the public highway). Similarly, cycle parking will be required for the staff of the retail units. Whilst there will also need to be cycle parking for customers of the retail units, this could be dealt with via a single Sheffield stand outside the units. Further details on cycle parking should be provided.
- 5.5 *Drainage:* Recommend deferring the application until full details relating to flood risk and surface water drainage proposals have been submitted, or imposing conditions requiring, as a minimum, the approval of a drainage strategy advising how they propose to dispose of the surface water from the site and also a site investigation report to prove/disprove the viability of infiltration methods.
- 5.6 *Waste Strategy & Minimisation Officer:* As mentioned in section 3.11 of the Waste Collection and Storage Facilities Supplementary Planning Guidance, it is considered best practice to have a Site Waste Management Plan for demolition projects. Materials should be reused and recycled as much as possible.
- 5.7 The proposed waste/recycling storage areas for the residential and commercial units have been noted and are acceptable. Each apartment will require the following for recycling and waste collections: 140 litre bin for general waste; 25 litre kerbside caddy for food waste; green bags for mixed recycling (equivalent to 140 litres). 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. A commercial contract is required for the collection and disposal of all commercial waste

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 *Wales and West Utilities:* Have provided an extract from their mains records showing those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT) together with a comprehensive list of General Conditions for guidance.

7. **REPRESENTATIONS**

- 7.1 The application has been advertised by neighbour notification. Two petitions opposing the application have been received (one of 113 signatures and one, submitted by the Beulah United Reformed Church, of 57 signatures), along with

a further 29 individual objections. The reasons for objection are given as:

- 1) Increased traffic congestion;
- 2) Impact on parking in area, particularly Heol Y Bont. There will be no provision for staff or customer parking, or for disabled parking or delivery vehicles. Cars that now park at the premises will be displaced. These roads are village roads and not built to cope with the delivery of items to commercial units.
- 3) Appearance out of keeping with area, particularly the dormer/balcony elements. The building is too large, too tall, out of proportion with surrounding properties and not in keeping with the character of the area;
- 4) Detrimental impact on highway safety - inconsiderate parking and dangerous dropping-off activity by Scout hall users is already a problem; children and parents walking to local school will be at risk. The building and proposed landscaping will also hinder visibility for drivers at the junction and using the proposed parking spaces.
- 5) Loss of privacy to adjacent community garden;
- 6) Overbearing on houses on Heol Y Bont, particularly no.1;
- 7) There is already a hair salon and plenty of coffee shops and other retail outlets in the area. There is no need for more;
- 8) Increased noise disturbance caused by business use;
- 9) The application doesn't indicate what the commercial premises will be used for or what the opening hours would be, and the figures for numbers employed are unrealistic;
- 10) Detrimental impact on the character of the area. The proportion of proposed commercial floorspace is too large – the area is supposed to be residential;
- 11) The applicant's statement which says the existing building makes no positive contribution to the public realm is wholly subjective.
- 12) The current owner has done very little to endear himself to the local community.
- 13) Scaffolding will cause a danger during construction. Pedestrians can't be diverted onto the road;
- 14) Negative impact on the character of the adjacent Rhiwbina Garden Village Conservation area and nearby listed buildings;
- 15) The development will cause increased pollution for local residents;
- 16) The site should be redeveloped as a car park;
- 17) The proposed use as flats is out of keeping with the character of the area;
- 18) The applicants have not listened to the views of local residents and not given them a chance to give any feedback on the designs.
- 19) There will not be enough amenity space, cycle parking provision for residents and customers or space for waste storage
- 20) Loss of light to 1 Heol Y Bont which has windows in the side elevation;
- 21) Increased litter and refuse problems;
- 22) The need to make the development viable by including residential units does not justify overdevelopment of the site;
- 23) Beulah church will not allow access onto its land to construct this development;
- 24) The development will be more overbearing on the adjacent church garden than the refused scheme would have been as it is taller. It will

adversely affect the amenities of users of the garden.

7.2 The Rhiwbina Civic Society has submitted comments on the application, stating that although this proposal addresses some of their objections to the previous application (i.e. the proposed finish, with reduced areas of glass; the inclusion of views of adjacent buildings; the inclusion of some design features that appear to be more in keeping with the surroundings) the issue of height has not been resolved, the design of the balconies is intrusive, the development will have an impact on the Rhiwbina Village conservation area and the issues of traffic impact and parking remain of concern.

7.3 Councillors Jayne Cowan, Adrian Robson and Oliver Owen object to the application for the following reasons –

a) We believe that the proposed development is out of keeping with the local character as it is much larger than the surrounding buildings. The building comes forward of the building line on Heol y Bont and, whilst corner plots are often statement buildings, this is out of scale with those opposite and adjacent to it. Due to the gradient of the railway bridge, the construction would be the most prominent building as you approach Rhiwbina village from Pantbach Road, dominating the immediate area.

b) The frontage to Heol y Bont is a design which is not the local vernacular – in fact we are struggling to recall another example of this type of design in the Rhiwbina ward. It also appears that the frontage to Pantbach Road will be changed to essentially a glass ground floor.

c) We would question whether there is adequate amenity space for residents of the new flats, for example the ground floor (which includes a flat) does not appear to have any garden space unless the parking spaces are included.

d) As with the previously rejected application, there is also an impact on the adjacent sites. It would be overbearing and obtrusive to both 1 Heol y Bont and to Canolfan Beulah gardens which is an important community and religious resource. This aspect formed a major consideration during the dismissal of the appeal of the previous application.

e) There appears to be no space for vehicles to turn around on site (unlike the current car park arrangements) and it would a vehicle reversing into or out the parking bays. The section of Heol y Bont by the site is extremely busy and parking on this road causes the road to be a pinch point. In addition the many users of the scout hall mean that traffic is regularly congested at this location and the proposals removes some on street parking which is desperately needed at this junction.

f) We would urge the committee to refuse the application for the reasons above, in addition to previous committee and appeal decisions. And we would request the committee to again consider the highways implications of the creation of four new parking spaces accompanying the removal of off-street parking.

g) We believe that this development would cause serious detriment to the existing traffic problems in Heol y Bont by the nature of the vehicle movements to access/egress the site.

8. **ANALYSIS**

- 8.1 The application site lies within the Rhiwbina Village Local Centre, where A1 retail facilities are favoured, subject to the proposal being of a scale appropriate to the particular centre and the retention of residential accommodation at upper floors, in accordance with policy R5 of the Cardiff Local Development Plan. The proposal therefore raises no land use policy concerns.
- 8.2 The main considerations with regard to this proposal are the impact on visual and residential amenity and the character of the area, and whether the current proposals overcome the concerns identified by the Planning Inspector who dismissed the appeal against the Council's refusal of the previous application (17/00208/MNR). The Inspector identified the main issues as being the effect of the proposed development on the character and appearance of the surrounding area, and the effect on the amenities of neighbours.
- 8.3 On the first point, the inspector stated that :
'The proposal would introduce a building of considerable scale and massing, occupying much of its plot. Its contemporary design, including highly prominent and extensive areas of glazing and first floor balconies wrapping the Pantbach Road and Heol-y-Bont elevations, would do little to minimise its presence. That is, its significant proportions, large shallow pitched roof design and solid to void ratio of the fenestration would give the building a dramatic and bulky appearance.'
- 8.4 The Inspector had no objections to a building of contemporary design but added that *'Given the character of the surrounding built form, the considerable footprint, scale and massing of the proposed development together with its abrupt and unyielding design, I consider that it would have little visual or physical affinity with the more modestly detailed and proportioned properties to which it would most closely relate. Its overall scale, design and extensive site cover would result in a dominating and intrusive presence. It would thus have a harmful effect on its surroundings.'*
- 8.5 In terms of scale and massing, the current proposals have addressed these concerns by significantly reducing the footprint of the proposed building, respecting the existing building line to both street frontages, and minimising bulk and massing by accommodating rooms in the roof space and breaking up the elevations using projections, recesses and contrasting materials.
- 8.6 The design of the building is also improved by omitting the extensive areas of glazing and balconies wrapping around the corner of the building which were a feature of the refused scheme. There will be a large area of glazing on the right hand side of the front elevation above the shopfronts but this will be recessed and divided into smaller sections, which helps to articulate the floors along with the changes in materials, and other windows will be well-aligned and will reflect

the proportions of existing windows in the area. The predominant external finishing materials – white render, brick and natural slate – reflect the materials used on existing buildings in the locality.

- 8.7 With regard to the effect on the amenities of neighbours, the Inspector in dismissing the appeal did not consider that the development would have such an unacceptable overbearing impact on the occupants of the adjacent house at 1 Heol Y Bont that planning permission should be withheld on that basis. The development now proposed is significantly narrower and less bulky than the previous scheme at its closest point to 1 Heol Y Bont, and is set further away from the boundary. Therefore there would be no reasonable grounds for refusal of this application on the basis of overbearing impact on neighbouring residents. Also, there are no upper floor windows in this elevation and the ground floor patio doors will be screened by a wall, therefore there will be no unacceptable loss of privacy to residents of 1 Heol Y Bont.
- 8.8 Regarding the amenities of users of the garden to the rear of Canolfan Beulah., the Inspector noted that *'The proposed development would extend along the entire length of the common boundary with this adjoining property. The scale and massing of the development, together with its close proximity, would have an unacceptable overbearing and obtrusive impact. In these particular circumstances, the intervening single storey flat roof garage would do little to minimise the adverse impact. The proposal would therefore have a harmful effect on the amenities of the users of this garden...'*
- 8.9 The building now proposed does not extend along the entire length of the boundary with the Canolfan Beulah Community Church Hall and Garden but leaves a gap of around 2m at the eastern side, and this elevation has also been stepped to reduce its bulk and massing. There are now no windows proposed in the elevation facing the garden other than two ground floor windows, which will be screened by an existing garage and proposed boundary wall, and one first floor bedroom window which will be obscurely glazed. Roof lights rather than dormer windows will be used to light the second floor rooms in this part of the building, which are in any case non-habitable spaces. It should also be noted that there is a driveway, which is approximately 4.6m wide, along with the aforementioned garage, separating the application site from the church garden. A tree located within the church garden which provided a certain amount of screening, mentioned in the applicant's supporting documents, has, however been removed.
- 8.10 Given the changes to the design and scale of the proposed building, it is not considered, on balance, that refusal of the application on the grounds of overbearing impact on users of the church garden could be justified.
- 8.11 With regard to the objections received (as detailed in section 7 of this report):
- 1) Highways/Transportation officers have raised no concerns regarding traffic congestion. The proposed development is not of such a large scale that significant numbers of additional vehicles will be attracted to the site.
 - 2) Highways/Transportation officers have raised no concerns with regard

to parking or deliveries. The residential units would have their own off-street parking spaces, which accord with the requirements of the Council's adopted standards as set out in the Supplementary Planning Guidance "Managing Transportation Impacts (Incorporating Parking Standards)" (2018). There is no requirement for the retail units to provide off-street car parking spaces for staff or customers, or space for delivery vehicles. The site is within the existing Local Centre, allowing for combined trips to be made, and is easily accessible by public transport and by walking and cycling. Disabled customers would be able to park on the adjacent highway. Cycle parking and storage facilities will be provided in accordance with the Council's adopted standards. There are parking and waiting restrictions on the adjacent roads which will control the times and locations at which deliveries can be made, and it would be unreasonable to refuse planning permission for this development on the grounds that it did not provide off-street delivery facilities.

- 3) The issue of the appearance and scale of the building is discussed above. The proposals are considered to have overcome the reasons for refusal of the previous application.
- 4) Highways/Transportation officers have raised no concerns regarding highway safety. Illegal and dangerous parking are matters for the Council's Parking Enforcement team or the police, and are dealt with under other legislation.
- 5) There will be no habitable room windows overlooking the adjacent garden other than one bedroom window, which will be obscurely glazed. A planning condition can be used to ensure that it remains so.
- 6) The development will not be unacceptably overbearing when viewed from houses on Heol Y Bont. This issue is discussed above.
- 7) The site is within the Local Centre, where planning policy encourages retail development. It is not necessary for the applicant to prove that there is a need for the proposed retail units.
- 8) There is already a commercial unit on the site. The proposal does not involve any development that would potentially cause unacceptable noise nuisance. Excessive noise would in any case be controlled under Environmental Health legislation.
- 9) The applicant indicates that the use of the units would be within class A1 (i.e. 'shops'). It would be unreasonable to require any further detail. Given that the site is within the local centre and the units will not be used for entertainment or hot food sales, it is not considered necessary to restrict the opening hours. The figures given for number of employees are not relevant to the consideration of the application – it is clear that there will be some employment provided by the development but the number of jobs created is not a determining factor in this case.
- 10) The site is not within a residential area but is within the Rhiwbina Village Local Centre, where the provision of shops is in accordance with the area's character. The amount of commercial floorspace is considered to be reasonable and to be in proportion with the size of the building.
- 11) The existing building is not listed and is not within a conservation area, and permission is not required for its demolition.
- 12) The character and actions of the applicant are not relevant to the determination of this application.

- 13) This is not a material planning consideration. Other legislation deals with issues such as the location of scaffolding and temporary works affecting the public highway.
- 14) The Inspector in considering the appeal relating to the previous application concluded that development on this site would not affect the Conservation Area or listed buildings, stating that: *'I observed that Rhiwbina Garden Village displays many of the ideas of the early pioneers of Garden City design; there is a careful approach to the layout of houses, their shape, design, orientation and grouping with a co-ordinated palette of materials throughout. It is these details and qualities that, in part, make up the garden village style that is so well preserved. Nevertheless, it is the row of shop units on Heol y Deri, and at the periphery of the CA, that would have the closest physical and visual relationship with the appeal site. It would appear that these units were built at a later date and have clearly been altered over time, albeit I accept that they may have a strong association with the local community. That being said, the cumulative effects of the alterations to the shop units, the lack of understanding of context in the design of several of the intervening buildings together with the noise and traffic on Heol y Deri and Pantbach Road results in a different ambience and character to this part of the CA. With this in mind, and as the proposed development would be read predominantly in the context of the other commercial properties and existing dwellings in the vicinity of the site which fall outside the CA, I do not consider that it would adversely affect the special features of the CA or fail to preserve the character or appearance of its setting.'*

It would therefore be unreasonable to conclude that this amended proposal would adversely affect the conservation area or nearby listed buildings.
- 15) A development of two shops and four flats will not generate any significant levels of pollution.
- 16) The site is privately owned and the Council cannot insist that it is developed in any particular way. The Council must consider the proposal that has been submitted and determine whether it is in accordance with national and local planning policies and guidance.
- 17) The proposed use – a mixture of retail development and flats - is in keeping with the character of the Local Centre.
- 18) As this is not a 'major development' as defined in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) the developer was under no obligation to carry out any pre-application consultation with local residents. This does not constitute grounds for refusal of the application.
- 19) Highways/transportation and waste management officers are satisfied with the cycle parking facilities and waste/recycling storage space that have been illustrated on the plans, which accord with the Council's adopted standards. There will be a small amount of private outdoor amenity space for the residents of the ground floor flat, but the upper floor flats will have only balconies for private outdoor space. However, each of these balconies will measure around 5.4 square metres, with flat 4 having an additional 2.7 square metres provided by the second

balcony on the front elevation, and these will face south-west and south east. This accords with the guidance given in the SPG “Cardiff Residential Design Guide” (2017) which states that “*Balconies will need to be provided for apartments with no direct, safe or convenient access to a communal garden or other suitable public green spaces within their vicinity. They should be a minimum of 5m². They should be located in positions where they receive direct sunlight for some part of the day, and preferably with a southern aspect.*”

- 20) There would be some additional shading of the front and western side of 1 Heol Y Bont but this would not be significant and would not in itself constitute adequate grounds for refusal of the application. 1 Heol Y Bont does not have windows in the upper storey facing this site and its main outlook is to the front and rear. The proposed building is only marginally taller than a standard two storey building and will be separated from 1 Heol Y Bont by an existing driveway and garage, which will allow adequate levels of light to reach the neighbouring property.
- 21) It cannot be assumed that customers of the shops will drop litter in the vicinity of the site, and adequate refuse/recycling facilities will be provided for the flats as well as the commercial premises. This does not constitute grounds for refusal of the application.
- 22) The reasons for including residential units in the proposals are not relevant to the determination of the application. The Council must consider the application as submitted. The viability of the development is not a material planning consideration in this case. It is not considered that the proposals constitute overdevelopment of the site as the building will be of an acceptable scale, there will be adequate car parking, cycle parking, refuse/recycling storage and outdoor amenity space and there will be no unacceptable impact on amenity.
- 23) Beulah church will not be under any obligation to allow access onto its land and can refuse to do so. This is an issue to be resolved between the two parties and is not a material planning consideration.
- 24) The ridge height of the proposed building is approximately 40cm taller than that of the building that was refused planning permission and the tallest part of the roof will be around 0.9m closer to the boundary with the church garden. However, the previous building would have been located directly on the boundary for the full length of the site and the elevation facing the gardens would have been a largely blank wall containing a row of bedroom windows at first floor level. The inspector, dismissing the appeal, noted that the proposed development would extend along the entire length of the common boundary and concluded that it was the ‘scale and massing of the development, together with its close proximity’ that would have an unacceptable overbearing and obtrusive impact. The building now proposed will have only one obscurely glazed window in this elevation facing the gardens, will not extend fully along the boundary, will be set back by around 1m from the boundary towards the rear and its massing will be further broken up by changes in eaves heights and the use of contrasting materials. Although the building will still cause a certain amount of shading and will have an impact on views from the church gardens, it is considered that the design features identified above will mitigate this impact and that the building will not

appear so overbearing that the refusal of planning permission could be justified on these grounds.

8.12 The concerns of the Rhiwbina Civic Society are largely addressed in the response to the objections above. With regard to the design of the balconies, whilst this is contemporary and does not exactly match the traditional appearance of balconies on older properties, it is considered to be an acceptable modern interpretation of traditional features which is appropriate to the building that is proposed and will make a positive contribution to the character of the area.

8.13 With regard to the objections raised by Councillors Jayne Cowan, Adrian Robson and Oliver Owen:

a) The building will be larger than adjacent buildings but this is considered acceptable in this case. This is a corner site on a primary route within a Local Centre. The 'Infill Sites' SPG (paragraph 3.20) states '*Some appropriate sites may be able to accommodate slightly taller buildings where they make a positive contribution to the street scene, such as corner sites, on primary routes, and in higher density areas with variation in heights and massing*'. It will also be separated from adjacent buildings by at least 4m on the Pantbach Road frontage and around 8m to 1 Heol Y Bont, which will reduce its impact. There is a variation in building heights and massing in this area and an existing example of a larger building being located on a corner site within this Centre – the Beulah Church on the northern side of Beulah Road is larger than adjacent buildings but does not appear out of place due to its corner location and separation from adjoining properties. The building will be visually prominent as a result of the prevailing topography and due to other buildings in the vicinity having been set down below the level of the highway but this does not necessarily mean that it will be over-dominant or have an unacceptable impact on visual amenity or the character of the area. Regarding the building line to Heol Y Bont, the eastern end of the new development will respect this line but it will then follow the orientation of the existing building towards Pantbach Road. This reflects the existing situation, which results from the alignment of the roads. The building on the opposite side of Heol y Bont also breaches the building line.

b) There is no requirement for the building to match the 'local vernacular'. The Inspector who dismissed the appeal relating to the previous proposal stated that they had no objections to a building of contemporary design on this site. The site is not within the Rhiwbina Garden Village conservation area, where it would be expected to pay greater attention to the vernacular style, and there is already a mixture of building styles and sizes in the surrounding area. The absence of an existing building matching this design does not necessarily mean that it is unacceptable. The large area of glazing on the ground floor is considered appropriate as the premises will be in use as shops, reflecting the existing shops and other commercial premises in the Local Centre.

c) The issue of amenity space is discussed above.

d) The impact of the development on the Canolfan Beulah gardens and on 1

Heol y Bont is discussed above.

e) Highways and transportation officers have raised no concerns regarding the car parking proposals and have not requested a turning space within the site. It should be noted that cars already have to reverse into or out of the driveways of houses on Heol y Bont and the parking spaces associated with the 'Gateway of India' on the opposite side of the road. Parking will not be permitted on the highway adjacent to the application site and a reduction in on-street parking in this location close to the junction may help to relieve some of the congestion identified by objectors, which appears to arise mainly from the use of the community hall on Heol Y Bont. Highways/transportation officers have requested a S106 financial contribution from the developer to pay for Traffic Regulation Orders and works to extend and manage the parking restrictions in the area.

f) The development will not result in the loss of any public off-street parking spaces – the current car park is in private ownership and is not available for public use. It would be unreasonable to refuse planning permission for this development on the grounds that the use of the four parking spaces will reduce the amount of on-street parking available to the general public. The on-street parking in this area is not needed by residents as the houses on Heol Y Bont have private driveways and off-street parking. On-street parking in this location is mainly used by visitors to the community hall or to the shops in the local centre. As the area is easily accessible by public transport and by walking and cycling, and given the commitment of the Welsh Government and Cardiff Council to encourage active travel and reduce reliance on the private car, it is not considered reasonable to insist that on-street parking spaces are retained. In this case it would appear that it is the inconsiderate and indiscriminate use of on-street parking that is causing many of the problems identified by residents. The proposed development will provide an off-street parking facility for new residents, who will not have to park on the road, and provide an opportunity to better manage the existing on-street parking situation.

g) Highways and Transportation officers have no concerns regarding vehicle access and egress and have identified works, such as extending the double yellow lines and reviewing the traffic calming measures, which will mitigate the impact of the development and could improve the existing situation. As the works are required as a result of the development they will be paid for by the developer via a S106 obligation.

8.14 In conclusion, the provision of a building containing A1 retail shops and flats is appropriate in this location within the Rhiwbina Village Local Centre in accordance with LDP policy R5 and, although the proposed building is of a contemporary design that differs from the more traditional developments in the surrounding area and will be of a larger scale than the existing and adjoining buildings, on balance this is considered to be acceptable in the context of the site. There will be no unacceptable impact on the amenities of neighbouring residents or users of the church gardens, the development will provide a reasonable standard of accommodation for future residents of the flats and changes that will be required to be made to parking restrictions and traffic

calming infrastructure can be secured via a legal obligation. There would be no reasonable grounds for refusal of this application and it is recommended that permission is granted subject to a S106 obligation and conditions as set out above.

9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998*

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

9.2 *Equality Act 2010*

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

9.3 *Environment (Wales) Act 2016*

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

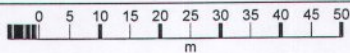
9.4 *Flood and Water Management Act 2010*

Section 12 (3) of the Flood and Water Management Act 2010 places a duty on risk management authorities (e.g. a county council for the area) to have regard to the national and local strategies and guidance when exercising any other function in a manner which may affect a flood risk or coastal erosion risk. The relevant strategies and guidance have been taken into consideration in the determination of this application.

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

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the

WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.

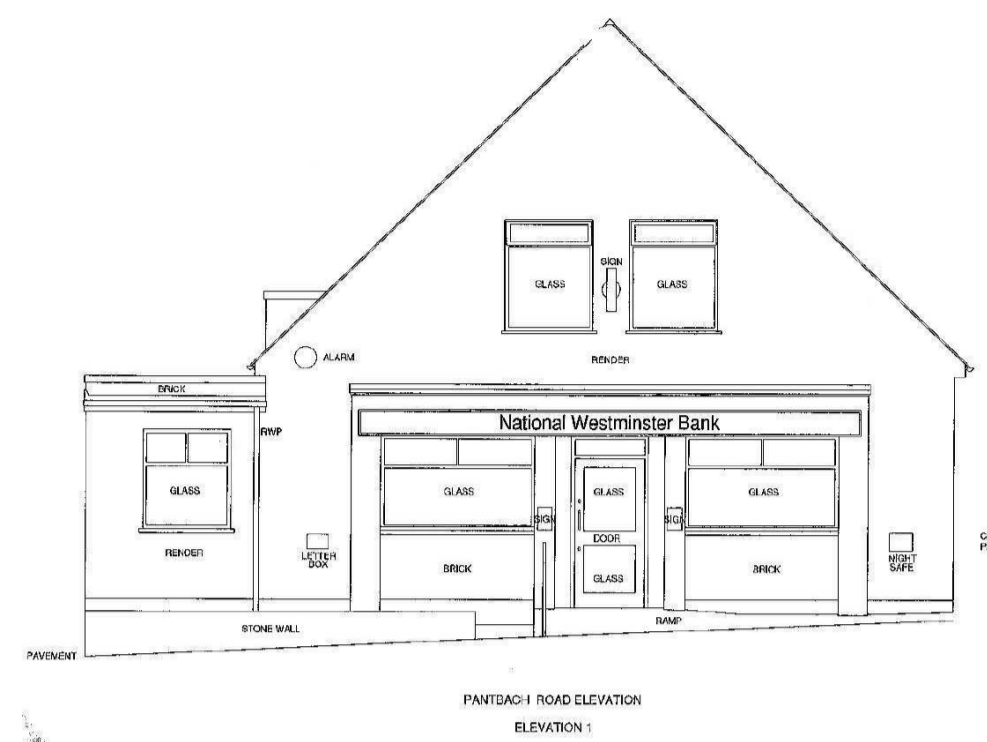


238 PANT BACH ROAD
CF14 6AX

OS MasterMap 1250/2500/10000 scale
21 November 2016, ID: BW1-00577931
www.blackwellmapping.co.uk
1:1250 scale print at A4, Centre: 316054 E, 181012 N
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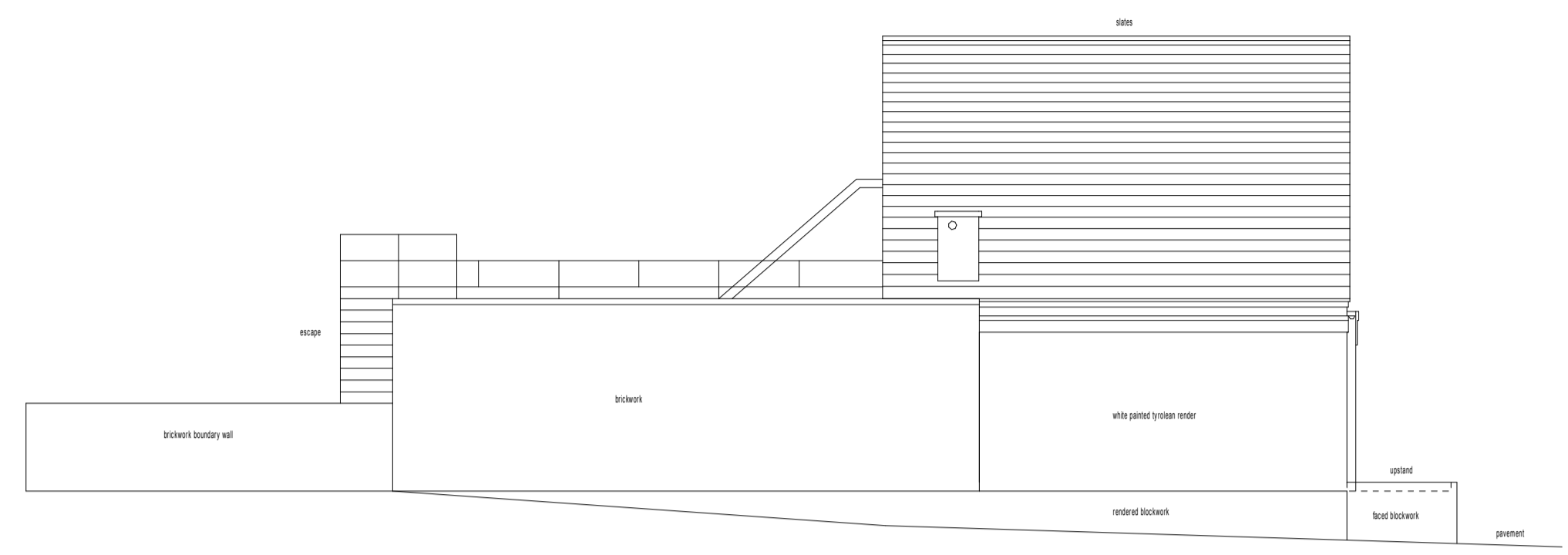
**SITE LOCATION PLAN 1:1250
FOR PLANNING APPLICATION
PURPOSES ONLY**



Existing Front Elevation
1 : 100



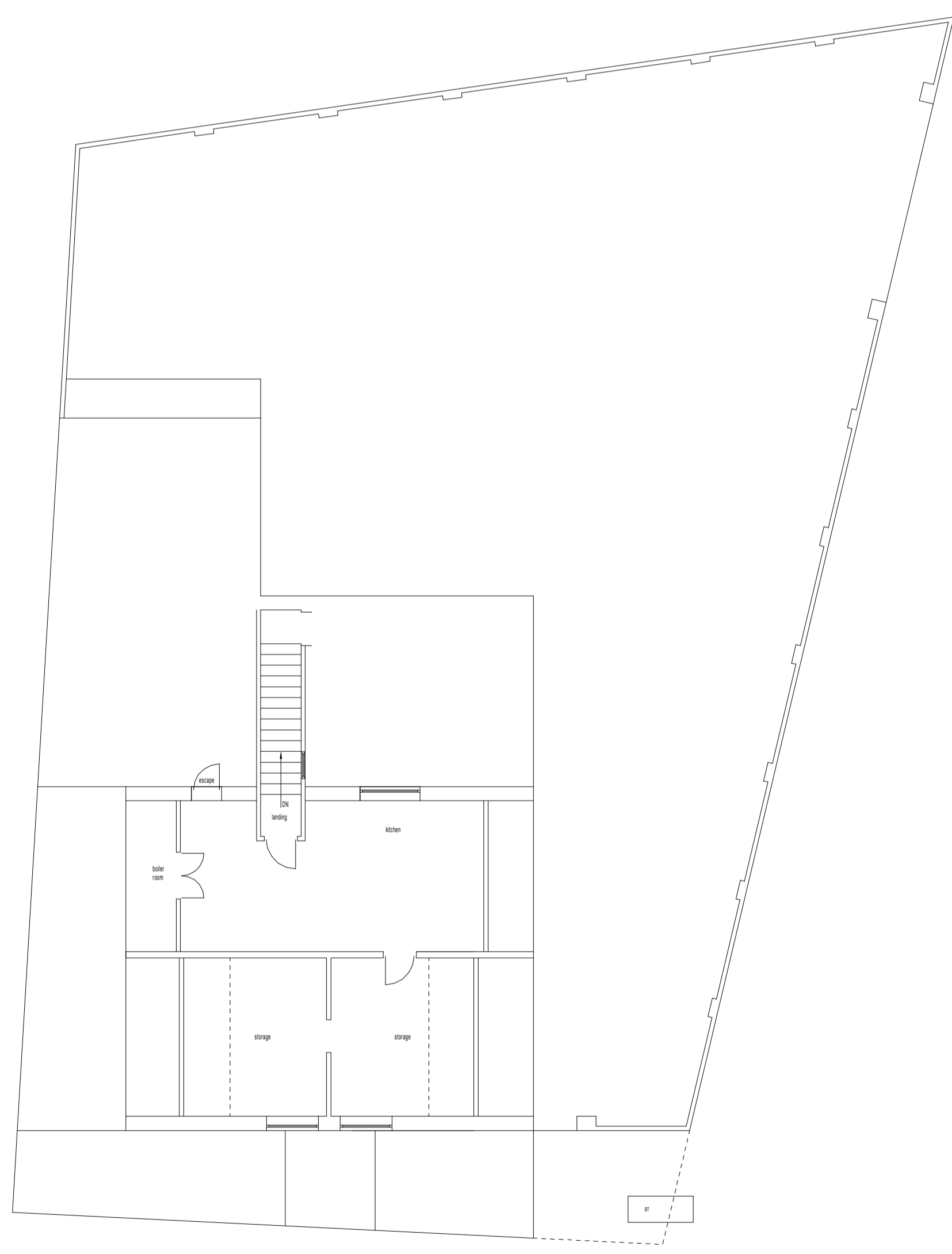
Existing Rear Elevation
1 : 100



Existing Side Elevation
1 : 100



Existing Ground Floor Plan
1 : 100
Existing Total Floor Area - 160m²



Existing First Floor Plan
1 : 100

NOTES

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Rev.	Amendment	By	Checked	Date
A	Existing building area added	DB	DD	13/06/19

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Job
Redevelopment of former Nat West Bank site
 238 Pantbach Road, Rhiwbina, Cardiff

Drawn	Date	Checked	Date	Approved	Date
DB	01/04/19	DD			

Title
 Existing Building - Plans and Elevations

Scale
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Job No.
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Rev.
 A



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Pantbach Rd



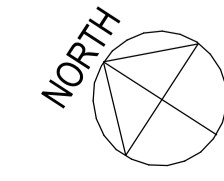
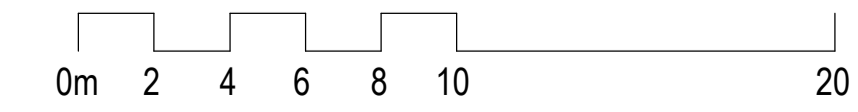
Pantbach Rd



Existing Site Plan
1 : 200

Proposed Site plan
1 : 200

— Site Boundary Line



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238 Pantbach Road, Rhiwbina, Cardiff

Drawn	Date	Checked	Date	Approved	Date
DB	23/04/19	DD			

Title
Existing and Proposed Site Plan

Scale
1 : 200

Job No.
-

Client Drawing No.
2275/PL/01

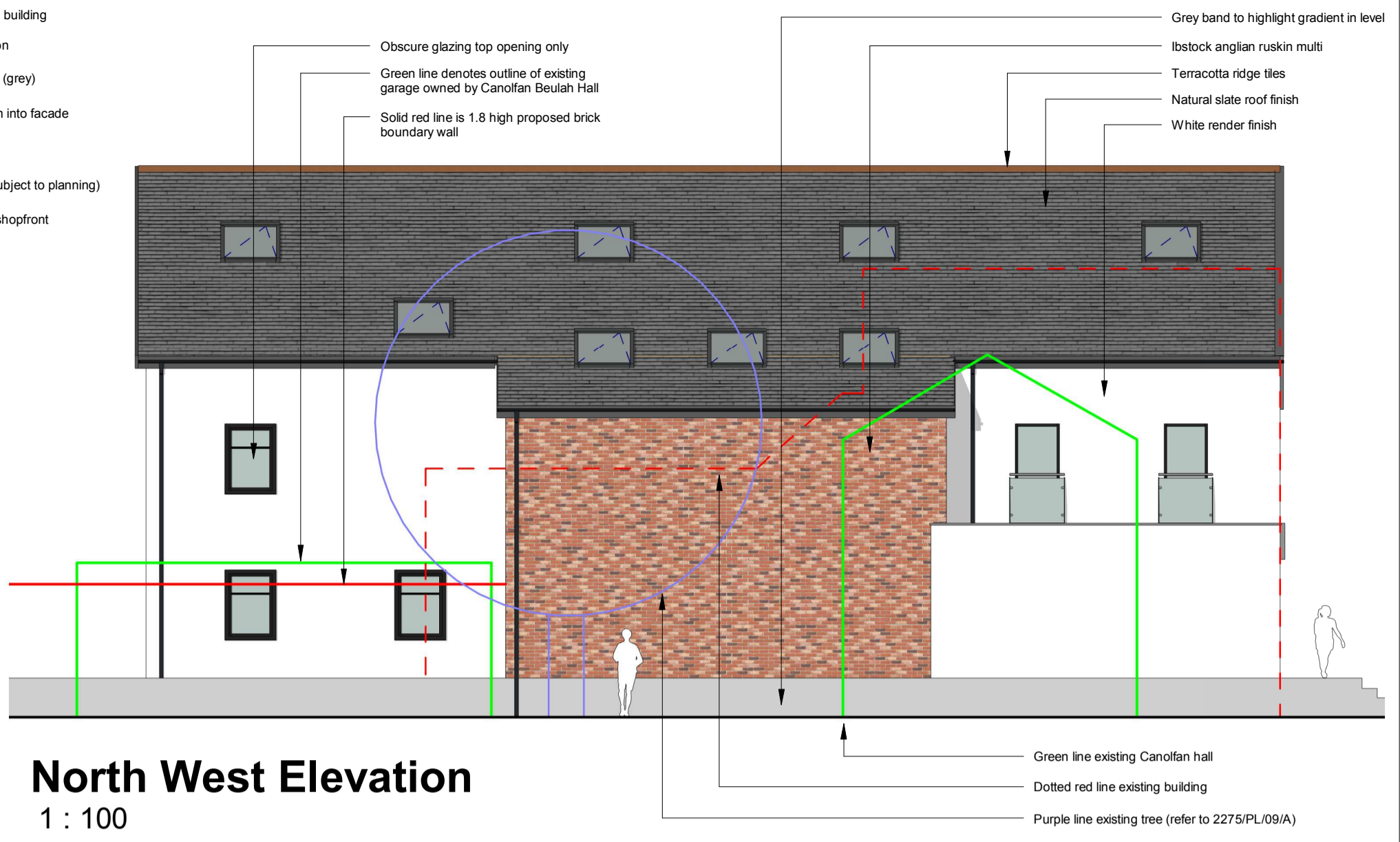
Rev.



Heol-Y-Bont Elevation
1 : 100



Pantbach Road Elevation
1 : 100



North West Elevation
1 : 100

NOTES

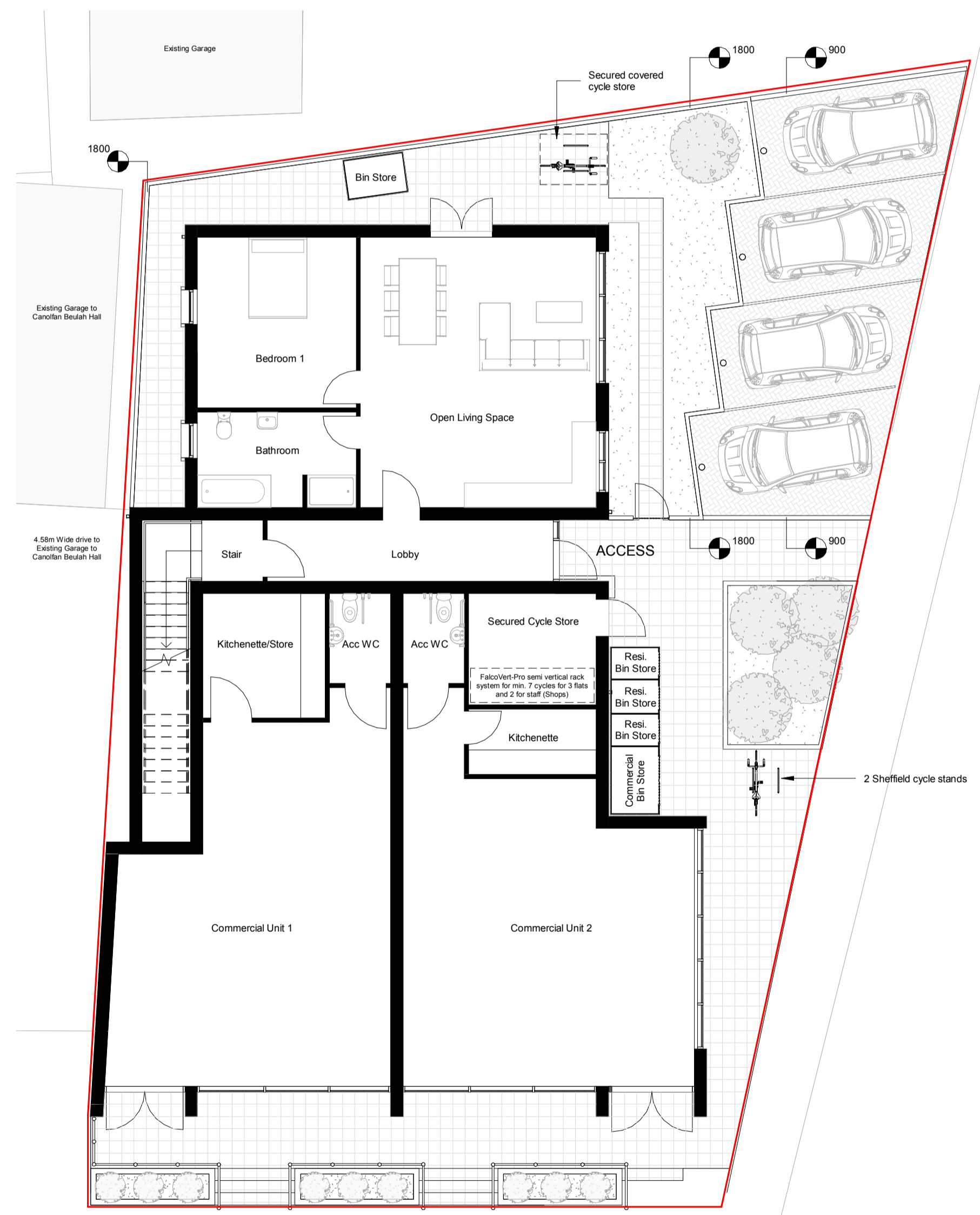
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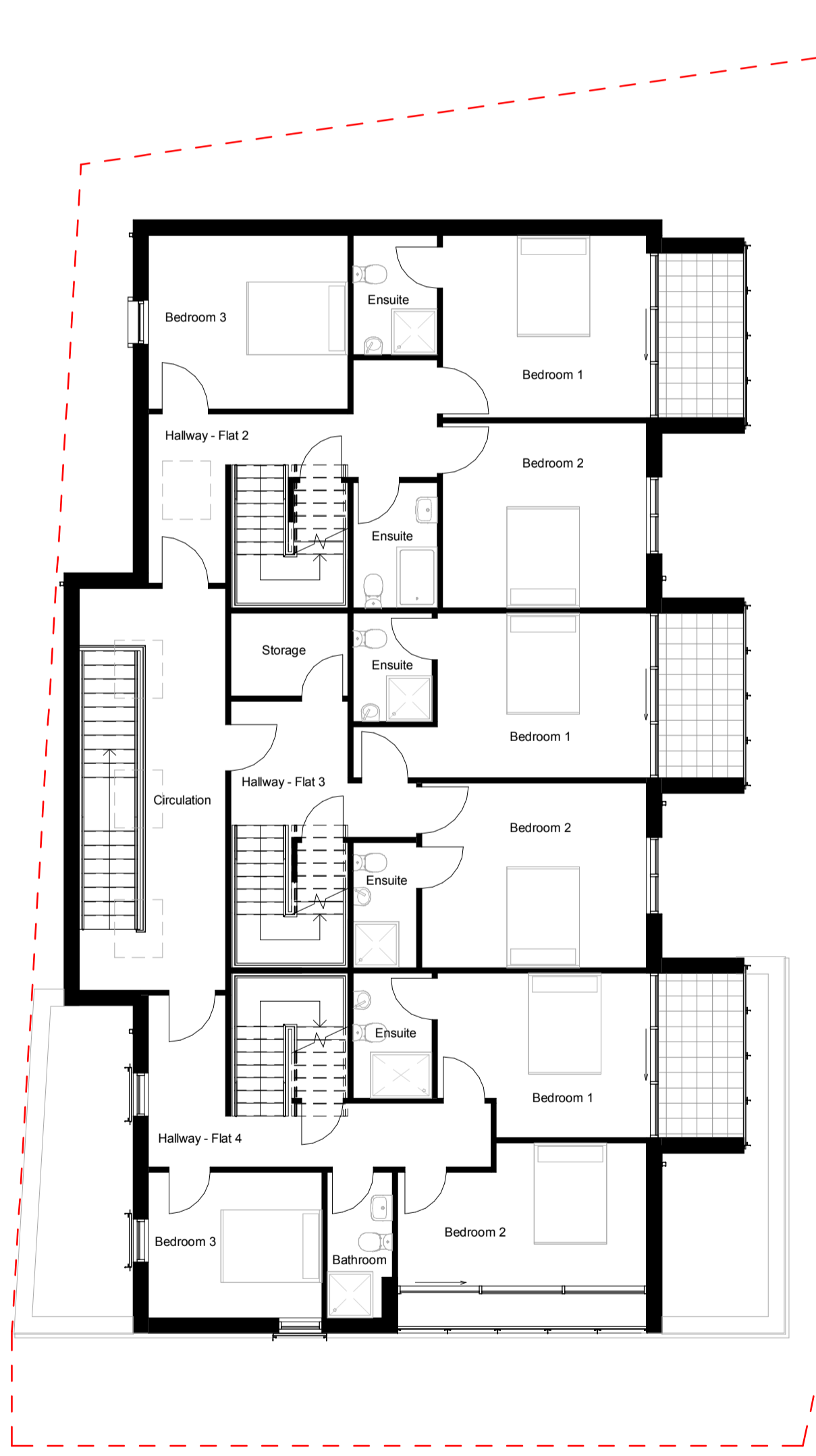
For rear elevation please refer to drawing 2275/PL/06/A

Please refer to drawing 2275/PL/09/A for existing tree on North West elevation



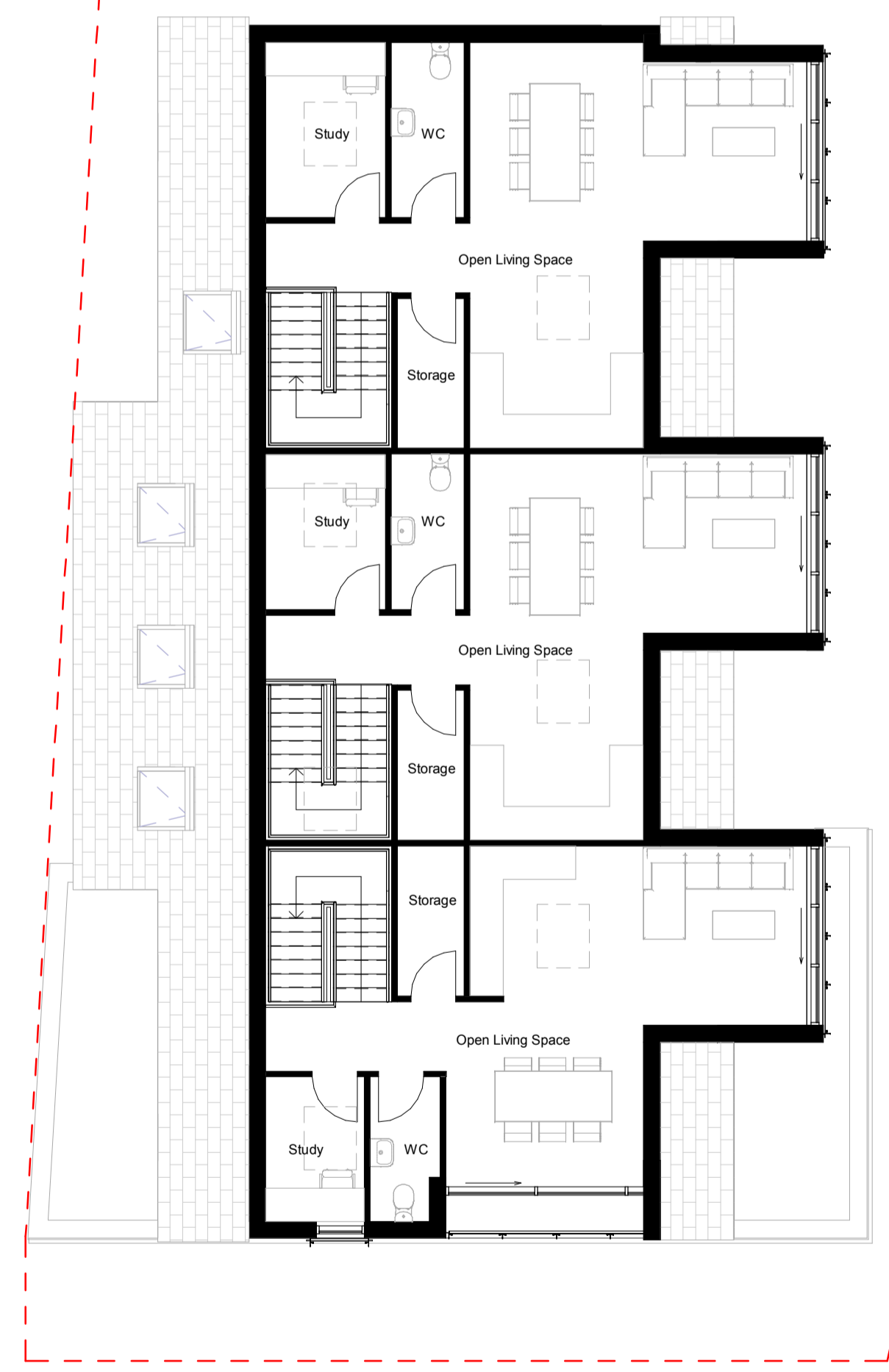
Ground Floor
1 : 100

Commercial Unit 1 - 69m² Tradeable Area - 55m²
 Commercial Unit 2 - 72m² Tradeable Area - 55m²
 Residential Unit Flat 1 - 63m²



First Floor
1 : 100

Residential Unit Flat 2 Level 1 - 64m²
 Residential Unit Flat 3 Level 1 - 55m²
 Residential Unit Flat 4 Level 1 - 62m²

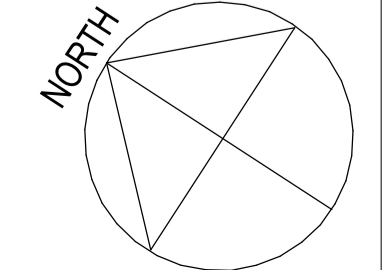
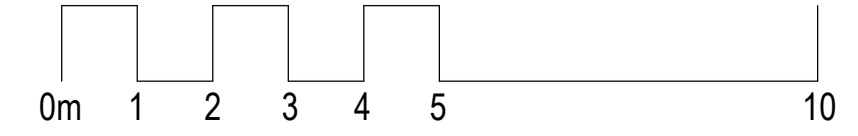


Second Floor
1 : 100

Residential Unit Flat 2 Level 2 - 47m²
 Residential Unit Flat 3 Level 2 - 45m²
 Residential Unit Flat 4 Level 2 - 45m²

- External Paving Slabs
- Grass Landscaping
- Herringbone Paving

- Site Boundary Line
- Site Boundary Below



Rev.	Amendment	By	Checked	Date
A	Front elevation revised as requested by planning officer email 05/06/2019	DB	DD	13/06/19

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 238 Pantbach Road, Rhiwbina, Cardiff

Drawn	Date	Checked	Date	Approved	Date
DB	23/04/2019	DD			

Title:
Proposed Floor Plans and Elevations

Scale:
1 : 100

Job No.
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Client Drawing No.
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2275/PL/02

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Job.

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Drawn	Date	Checked	Approved	Date
DB	23/04/19	DD		

Title
**Proposed Building Rear
Elevation**

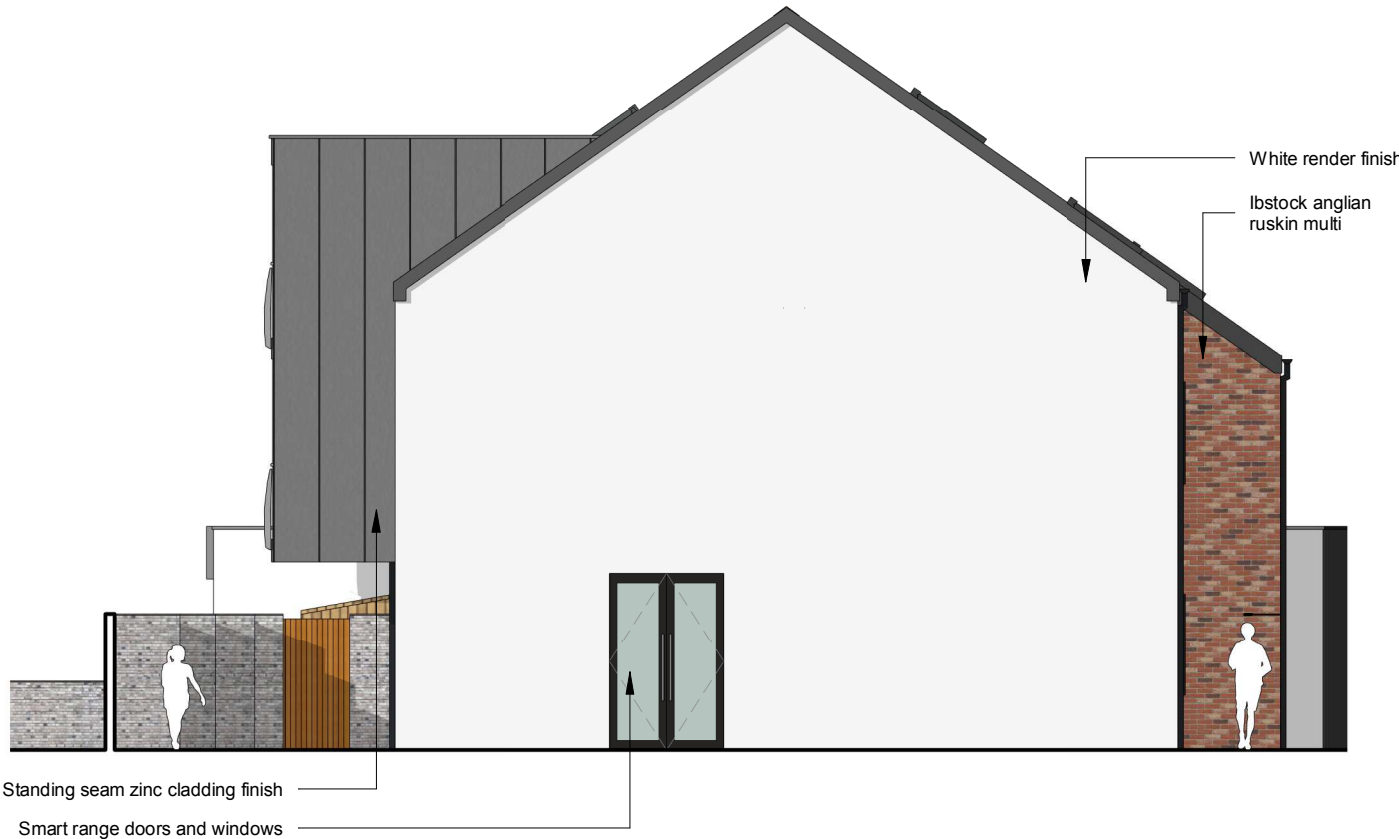
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Job No.

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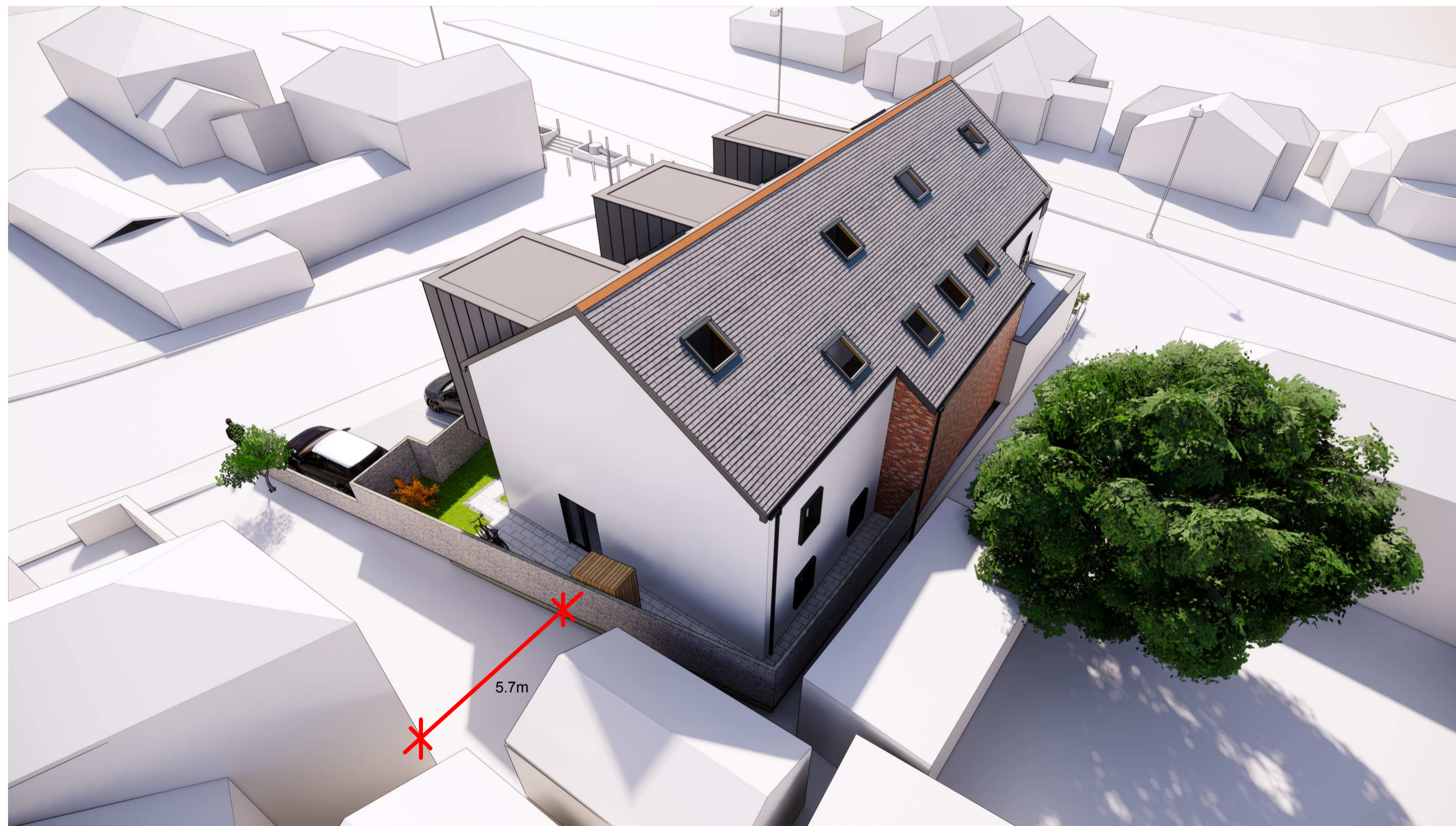
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Drawing No.
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North East Elevation

1 : 100



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The existing mature tree in the garden of Canolfan Beulah Garden was cut down on 13 June 2016 for reasons unknown, presumably under instructions from the owners of Canolfan Beulah Hall.

Rev.	Amendment	By	Checked	Date
A	Front elevation revised as requested by planning officer email 05/06/2019	DB	DD	13/06/19
B	External vegetation enhanced	DB	DD	28/06/19

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Job:
Redevelopment of former Nat West Bank site
 238 Pantbach Road, Rhiwbina, Cardiff

Drawn	Date	Checked	Date	Approved	Date
DB	23/04/19	DD			

Title:
Natwest Proposed New Build Renders

Scale:
 -

Job No.:
 -

Client Drawing No.:
 2275/PLU/03

Rev.:
 B



Existing



Proposed



Existing



Proposed



Existing



Proposed



Existing



Proposed

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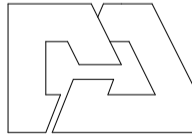
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Rev.	Amendment	By	Checked	Date
A	Front elevation revised as requested by planning officer email 05/06/2019	DB	DD	13/06/19
B	External vegetation enhanced	DB	DD	28/06/19

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Redevelopment of former Nat West Bank site
 238 Pantbach Road, Rhiwbina, Cardiff

Drawn	Date	Checked	Date	Approved	Date
DB	01/04/19	DD			

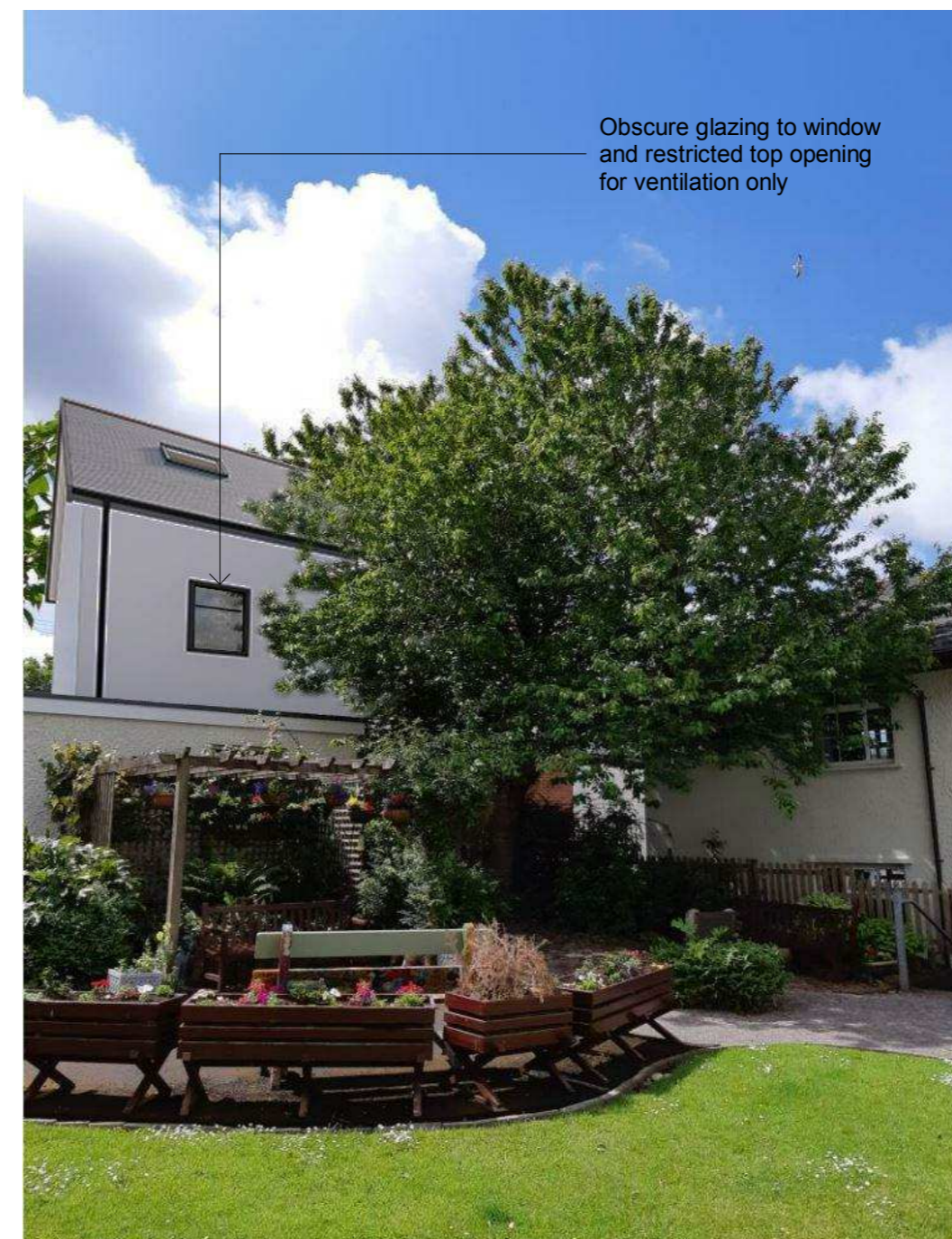
Title: **Natwest Proposed New Build Superimposed**
 Scale:
 Job No.:
 Client Drawing No.:
 Drawing No.: **2275/PL/04**
 Rev.: **B**



Existing view from Garden of Canolfan Beulah Church Community Centre



Proposed view from Garden of Canolfan Beulah Church Community Centre



Obscure glazing to window and restricted top opening for ventilation only

Obscure glazing to window and restricted top opening for ventilation only

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DO NOT SCALE

The existing mature tree in the garden of Canolfan Beulah Garden was cut down on 13 June 2016 for reasons unknown, presumably under instructions from the owners of Canolfan Beulah Hall.

Rev.	Amendment	By	Checked	Date
A	First floor single window removed, additional view of full tree added	DB	DD	13/06/19

Issued Only For Purpose Indicated Date Approved

Drawing Status: FOR PLANNING PURPOSES ONLY

Cad File Name

DJIALLI ASSOCIATES
 ARCHITECTURE
 PLANNING
 ENGINEERING
 ST. HILARION HOUSE, RHIWBINA HILL, CARDIFF. CF14 6UP
 TEL: (029) 20620165

Client
Coray Developments,
 116 Ty Glas Road, Llanishen, Cardiff CF14 5EG

Job:
Redevelopment of former Nat West Bank site
 238 Pantbach Road, Rhiwbina, Cardiff

Drawn	Date	Checked	Date	Approved	Date
DB	15/04/19	DD			

Title		Scale
Proposed Development - View from Garden of Canolfan Beulah Church Community Centre		NTS
Job No.		-
Client Drawing No.		Rev.
Drawing No. 2275/PL/09		A



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LOCAL MEMBER & MP OBJECTIONS

COMMITTEE DATE: 17/7/2019

APPLICATION No. **18/02874/MJR** APPLICATION DATE: 02/11/2015

ED: **CATHAYS**

APP: TYPE: Prior Approval (of the Method of Demolition and Making Good of Land).

APPLICANT: Denstream Ltd

LOCATION: 1-6 GUILDFORD CRESCENT

PROPOSAL: DEMOLITION OF TERRACE PROPERTIES

RECOMMENDATION 1 : That prior approval for the method of demolition and making good of the site be **GRANTED** subject to the following condition:

1. The development permitted shall be carried out in accordance with the approved details before the expiration of five years from the date of this consent.
Reason: In accordance with the provisions of Part 31 Class A of the Town & Country Planning (General Permitted Development) Order 1995.

2. The demolition shall be undertaken in accordance with the following approved documents:

 Preliminary Ecological Appraisal- ADAS- BRT69105-220(03);
 Facade Retention scaffold – 19/TAD/114-001 (07/06/2019)
 Guildford Crescent Demolition/Retention Plan (IL60115/01/004)
 Letters from Lichfields dated 31 May 2019
 (60115/01/JCO/LC/17491353v4) and 23 May 2019 (
 (60115/01/JCO/LC/17378578v5)
 Reason: For the avoidance of doubt.

3. No demolition of any building fabric attached to the Grade II Listed Masonic Hall shall be undertaken without first obtaining Listed Building Consent.
Reason : To ensure the Listed Building is not adversely affected by the proposed demolition.

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..

RECOMMENDATION 3: That the developer be advised that where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats etc.) Regulations 1994 is present on the site in respect of which this prior approval is hereby granted, no demolition works shall take place in pursuance of this approval unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the local planning authority. In the event that demolition work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and the Council ecologist and NRW should be contacted immediately.

RECOMMENDATION 4: The applicant is advised that any demolition that would affect the Listed Masonic Hall that has not been approved through a Listed Building consent is an offence liable to prosecution.

RECOMMENDATION 5: The applicant is advised to contact Network Rail Asset Protection team before undertaking any works email assestprotectionwales@networkrail.co.uk

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 An application seeking prior approval for the method of demolition of the 2 storey terrace known as 1-6 Guildford Crescent. The plans have been amended to allow the front facade to remain. To enable the retention of the facade the plans indicate that the front will be held in place with scaffolding and weighted, this structure would project approximately 3.5 metres onto the public highway.
- 1.2 The reason for demolition is to allow redevelopment of the site. At the point of completing this report, no formal applications are before the Local Planning Authority to consider.
- 1.3 The site is bounded to the north by the grade II listed Masonic Hall, to the east by public lane/railway embankment, to the south by Guildford crescent beyond which is the Ibis hotel and to the west by Churchill Way.
- 1.4 The site is not in a conservation area. The buildings are not listed or locally listed but the terrace is attached to the grade II listed Masonic hall
- 1.5 On completion of the demolition works the site will be left cleared of all material including the removal of the tarmac hard standing areas and will be left with finished material rolled level.
- 1.6 A copy of the public notice has been displayed on site by the applicant in accordance with regulatory requirements.

1.7 By way of background a letter was received from CADW dated 20.3.19 stating that the buildings were not considered worthy of listing.

2. **SITE HISTORY**

2.1 None relevant to the application

3. **POLICY FRAMEWORK**

National Policy

- Town & Country Planning (General Permitted Development) Order: Schedule 2 Part 31 Demolition of Buildings
- Welsh Office Circular 31/95 Planning Controls over Demolition
- Chief Planning Officer letter dated 18th April 2011
- Section 3 Annex Development Management Manual

4. **CONSULTATIONS / REPRESENTATIONS**

4.1 In accordance with part 31 of the T&CP General Permitted Development Order 1995 a site notice was posted by the applicant on 23.10.15 to advertise the application.

4.2 722 letters of objection have been received a summary of the objection are :

- Loss of established family business;
- Loss of employment (loss of 70+ jobs)s
- Loss of cultural assets for future generations;
- Loss of a thriving music scene
- Cardiff does not require any more flats/student accommodation
- The council should stand up to greedy developers
- This terrace should be saved as in the case of Womanby Street
- Demolition of this terrace would go against the council's declaration of being the UK first Music City

4.3 Cathays Local Ward Councillors Merry, Mackie and Weaver object to the loss of the building on heritage grounds and further request that the demolition must be subject to environmental considerations.

4.4 Councillor Carter objects to the loss of the only part of the 'old Cardiff' left in the city centre;

4.5 Jo Stevens, Member of Parliament for Cardiff Central, objects to the loss of a significant heritage asset in her constituency and supports the petition of some 19,000 signatures to retain the terrace and businesses and further supports the council's draft Conservation Appraisal for Guildford Crescent;

4.6 Anna McMorris, Member of Parliament for Cardiff North, objects because the loss of a culturally and historically important space would undermine the designation of the area for conservation status, and because of the loss of

profitable local businesses.

- 4.8 Operational Manager (Transportation) No objection but request that the applicant is advised that a separate licence is required for the erection of the scaffolding;
- 4.9 County Ecologist No objection subject to implementing the recommendation of the submitted ecology report;
- 4.10 Pollution control: No objection subject to final confirmation
- 4.11 The Victorian Society object to the loss of a heritage asset, which in their view should gain conservation area status and raise concerns how the impact on the adjoining Grade II building will be mitigated.
- 4.11 Natural Resources for Wales: No comments to make but advise that the County Ecologist should be consulted;
- 4.12 Network Rail: no objection

5. **ANALYSIS**

- 5.1 The above application has been submitted under the provisions of Schedule 2, Part 31 of the Town and Country Planning General Development Order 1995, which gives the Local Planning Authority the means of regulating the method of demolition and proposed restoration of the site through the 'prior approval' process.
- 5.2 The purpose of this control is to give the LPA the power to regulate the method of demolition and proposed restoration of the site in relation to amenity considerations only, in order to minimise the impact of that activity on local amenity. The merits or otherwise of demolition cannot be considered under this process because permission to demolish the building(s) has already been granted by Regulatory Order.

The proposed demolition of the buildings is permitted development under part 31 of the second schedule to the 1995 Order. That is planning permission has, in effect, already been granted for the demolition by national government.

- 5.3 The applicant was informed by letter dated 12.12.18 that prior approval is required for the proposed method of demolition. Given the level of objection to the original submission (as amended) it is necessary to determine the application at a formal meeting of Planning Committee.
- 5.4 Method of demolition
- 5.5 The demolition method statement includes for mitigatory measures in respect of hours of demolition, dust suppression, construction site working/safety. The proposed demolition method and proposed restoration of the site is considered acceptable insofar as it affects local amenity.

5.6 Heritage Considerations

The terrace is linked to the Grade II Listed Masonic Hall, however the applicant has advised that there is no intention to interfere with any fabric attached to the listed building at this juncture, and acknowledges that any physical alterations that affect the hall will require separate consent through a Listed Building process. A condition has been imposed on this prior approval that reaffirms this. The applicant has further advised that a separate application will be submitted to allow assessment of the impact of any future works which might impact upon the Listed building (adjacent/party wall).

Significant objections have been raised in relation to the loss of cultural heritage of the site. A consultation exercise was undertaken in October 2018 to consider the potential of designating Guildford Crescent as a Conservation Area.

In the absence of any formal designation, the Committee are advised that the draft appraisal document cannot be considered as a material planning consideration.

Members should also be advised that conservation area status does not in itself preclude the demolition of buildings within such areas, but would instead introduce a further control mechanism. However, it is acknowledged that the need for 'Conservation Area Consent' would allow the heritage merits or otherwise of any such proposals to be considered before demolition or redevelopment could be undertaken.

5.7 Expediency

National advice (W/O 31/95 circular) states 'the Secretaries of State (now the Welsh Ministers) attach great importance to the prompt and efficient handling /determination of applications

It is considered that all necessary information has been submitted for officers and Committee to make an informed decision over those matters that can be considered (i.e. method of demolition and remediation of the sites), in terms of amenity.

5.8 Highways Consideration

The proposed scaffolding and weights to support the facade would be sited on the adopted highway. The Council's Highways Section have been consulted and advise that they have no objection subject to the applicant submitting the necessary licence, which will control the relocation of the existing lamp post and directing pedestrians through a safe route around the structure. The agent in their email of the 10 June suggest an indicative start date of spring 2020, subject to the necessary consents, including planning permission.

The proposed hours of operation and access to the site are considered acceptable.

The proposed means of enclosure 1.8 metre high fence would not undermine highway safety.

5.9 Ecology

Section 3 Annex of the Development Management Manual (this replaces circular advice) states:

“Before some agricultural, forestry, telecommunication and demolition operations can commence, conditions in the GPDO mean the developer must apply to the local planning authority (LPA) to confirm whether prior approval is required for certain details of the development. When considering such an application, the duty in regulation 9(3) of The Conservation of Habitats and Species Regulations 2010 (‘the 2010 Regulations’), as amended, means the LPA must have regard to the requirements of the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora).” The annex also states the test required by the Habitats Directive, these being:

- sufficient information has been submitted for them to determine that the proposal satisfies an appropriate Habitats Directive derogation purpose;
- there is no satisfactory alternative to the proposal; and
- the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

To be able to discharge the duty outlined in article 12 of the Habitats Directive, a Bat assessment has been submitted.

In relation to the potential presence of bats the initial bat survey carried out on the building in January, 2019 (revision 3) showed no evidence of bats, but recommended that an emergent survey be carried out in the summer months, since parts of the roof were inaccessible.

To address these concerns, the applicant has agreed to a method of demolition that will minimise the risk of potential damage to bats, that an ecological consultant will be appointed to keep a watching brief during the removal of the roof, and that in the event that any bats be seen or disturbed during the demolition process all works shall stop and the Council’s Ecologist and NRW be notified immediately.

- 5.10 Both the survey and the method of demolition have been considered by the County Ecologist and NRW; both of whom raise no objection. It is also considered that the duty imposed under the Habitats Directive has been considered fully.

5.11 Environmental Impact Assessment

Having regard to Chief Planning Officer letter that was issued on 18th April 2011 there is a requirement for demolition development to be screened for the need of an environmental assessment. The Regulations covering this assessment are The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The Regulations provide guidance on the quantum and nature of developments which are likely to require the submission of an Environmental Statement.

Having regard to the schedule 2 paragraph 10 (b) (Urban development projects) of these regulations it is considered that the proposal would not have a significant impact upon the environment and therefore does not require an Environmental assessment

5.12 Additional Comments raised by objectors not addressed above include:

- *Loss of established family business;*
- *Loss of employment (loss of 70+ jobs)s*
- *Loss of a thriving music scene*
- *Cardiff does not require any more flats/student accommodation*
- *The Council should stand up to greedy developers*
- *This terrace should be saved as in the case of Womanby Street*
- *Demolition of this terrace would go against the council's declaration of being the UK first Music City*

Significant objections have been raised in relation to the loss of family businesses, the loss of jobs and a live music venue. However, these are not matters which can be considered under the prior approval process.

5.13 Conclusion

It is considered that all necessary information has been submitted for officers and Committee to make an informed decision in respect of the proposed method of demolition, and making good of the site. It is recommended that prior approval be granted subject to conditions, and additional construction noise and bats recommendations.



Key

Site Boundary



LICHFIELDS

Project **Guildford Crescent**

Title **Demolitions Plan**

Client **Denstream Ltd**

Date **22.11.18**

Scale **NTS**

Drawn by **BBA**

Drg. No. **IL60115/01**





Key

- Loading / unloading area
- Retained frontage / facade
- Retained / re-instated roof plane
- Area of demolition



Project Guildford Crescent

Title Guildford Crescent Demolition / Retention Plan

Client Denstream Ltd

Date 30.05.19

Scale NTS

Drawn by RT

Drg. No. IL60115/01/004



**BRIDGED 450mm Deep ALLOY BEAM**

Plan braced TOP chord - fixed at 1.00m centres
Laced TOP chord at 1.00m centres
Laced BOTTOM chord at 2.00m centres
Section braced at 2.00m centres
All connection made using load bearing couplers

**CANTILEVERED 750mm Deep ALLOY BEAM**

Plan braced BOTTOM chord - fixed at 1.00m centres
Laced TOP chord at 2.00m centres
Laced BOTTOM chord at 1.00m centres
Section braced at 2.00m centres
All connection made using load bearing couplers

Bridged 450mm Alloy beams laced and braced as per the noted specification.

Cantilevered 750mm ASP Alloy beams laced and braced as per the noted specification.

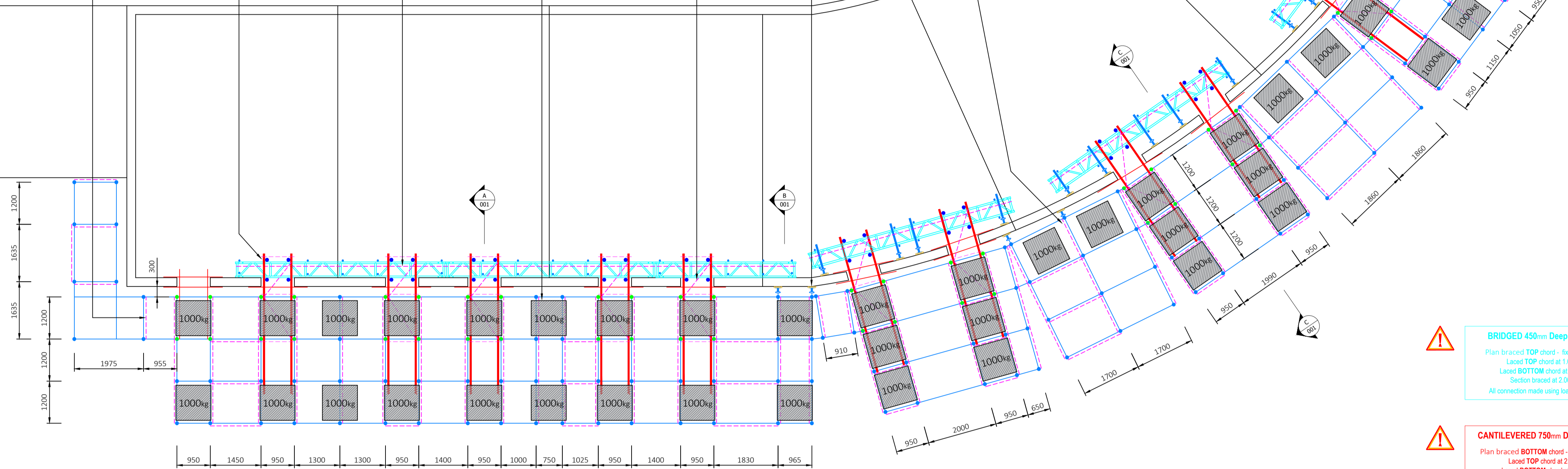
Buttress structure to be section braced EVERY frame as shown. All bracing fixed using load bearing couplers. All bracing connected within 300mm of the ledger to standard node point.

Scaffold erected with section bracing at EVERY FRAME as shown. All bracing fixed using load bearing couplers. Bracing connected no greater than 300mm from the standard to ledger node point.

Denotes 'through window' ties using 750mm ASP Alloy Beams through existing facade openings as per the arrangement shown. All intersecting beams connected using puncheons. Puncheons connected to the top and bottom chord of both beams using 90° couplers.

Scaffold restrained via kentledge loads positioned as shown. Required Kentledge load = 1000kg located as shown. Kentledge make-up to be confirmed by contractor prior to erection.

Scaffold screwfixed tight to either side of the existing wall using adjustable base plates.

**PLAN LAYOUT**

BRIDGED 450mm Deep ALLOY BEAM
Plan braced TOP chord - fixed at 1.00m centres
Laced TOP chord at 1.00m centres
Laced BOTTOM chord at 2.00m centres
Section braced at 2.00m centres
All connection made using load bearing couplers

CANTILEVERED 750mm Deep ALLOY BEAM
Plan braced BOTTOM chord - fixed at 1.00m centres
Laced TOP chord at 2.00m centres
Laced BOTTOM chord at 1.00m centres
Section braced at 2.00m centres
All connection made using load bearing couplers

750mm ASP Alloy beams fixed to support standards using 90° couplers at top and bottom chords with a check transom fixed tight to the underside of the bottom chord connection.

Scaffold erected with double guardrail and single toe board edge protection at all working platform levels. All guardrails fixed using 90° couplers. All toe boards suitably fixed every frame using approved clips as per the current TG12.

Denotes 'through window' ties using 750mm ASP Alloy Beams through existing facade openings as per the arrangement shown. All intersecting beams connected using puncheons. Puncheons connected to the top and bottom chord of both beams using 90° couplers.

Scaffold erected with single guardrail edge protection at all leading edge positions of non boarded lift levels. All guardrails fixed using 90° couplers.

Scaffold restrained via kentledge loads positioned as shown. Required Kentledge load = 1000kg located as shown. Kentledge make-up to be confirmed by contractor prior to erection.

All standards founded on 150x150 steel base plates and timber sole boards on firm and level ground. Main contractor to ensure the existing ground can support the noted leg loads and that all underground services have been suitably checked.

Scaffold erected with structural transoms in accordance with the TG20 13 guidance. All structural transoms fixed using 90° couplers connected no greater than 150mm from the standard to ledger node point.

Bridged 450mm Alloy beams laced and braced as per the noted specification.

Scaffold screw fixed to the existing building facade using suitable adjustable base plates. Butting transoms fixed to at least 2no. ledgers or standards no greater than 300mm from the node point connection using 90° couplers.

Scaffold erected with section bracing at EVERY FRAME. All bracing fixed using load bearing couplers. Bracing connected no greater than 300mm from the standard to ledger node point.

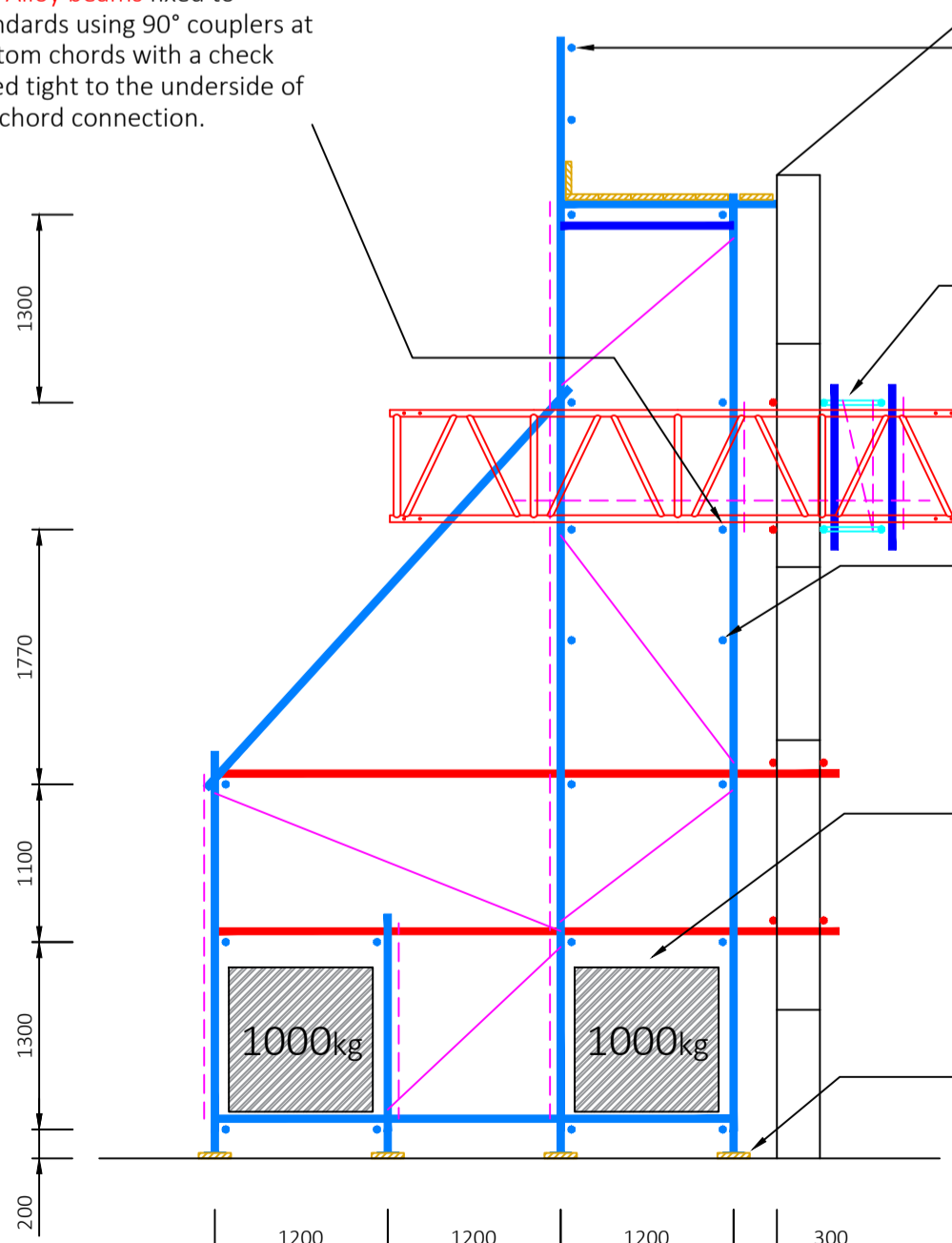
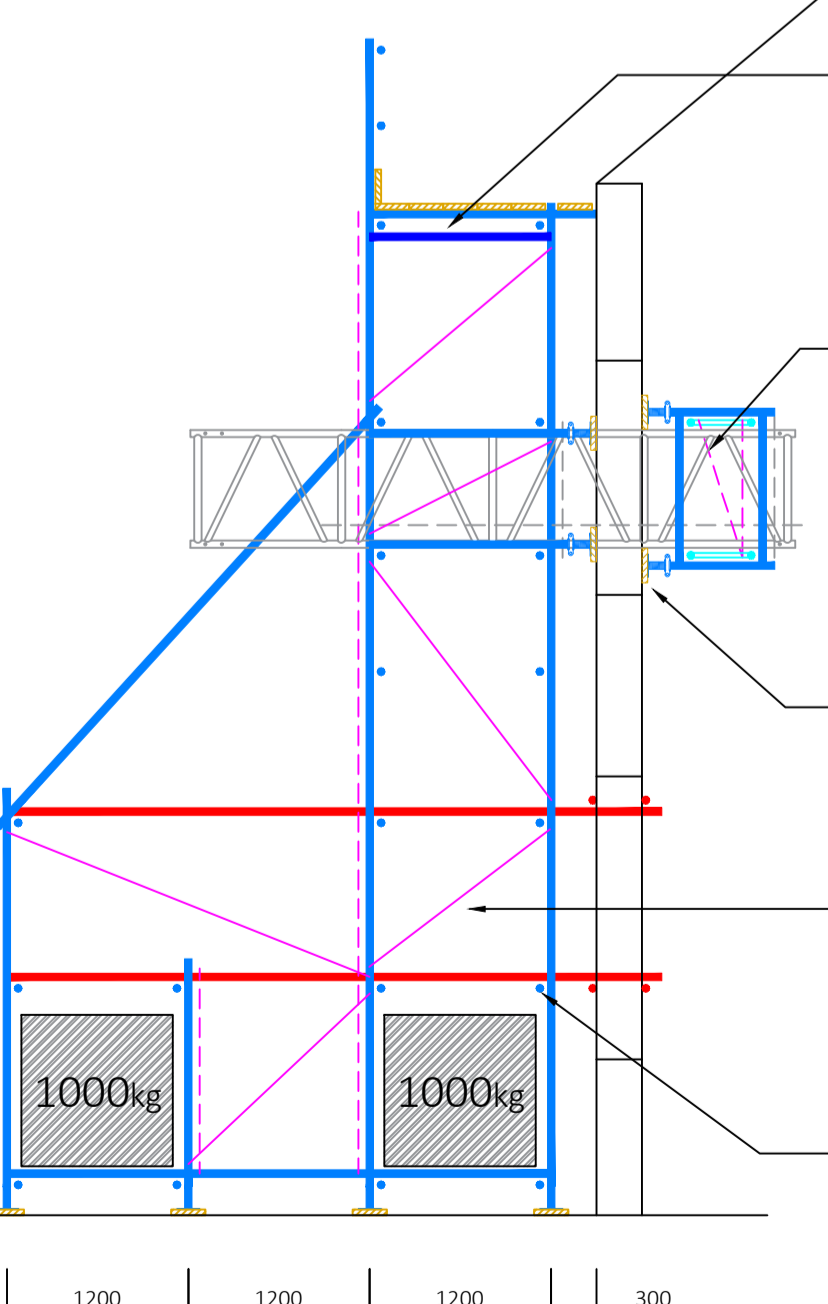
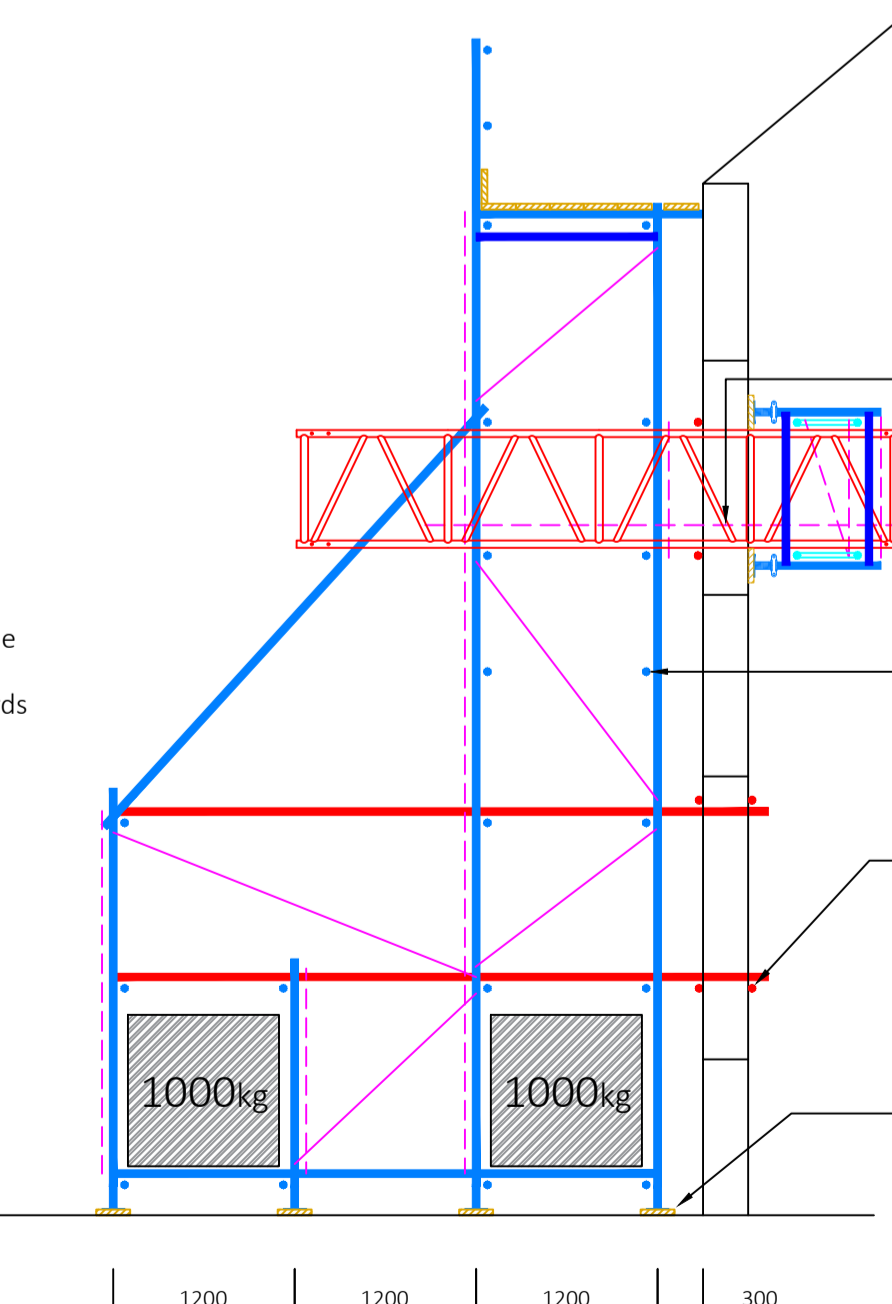
All ledgers and non-board bearing transoms fixed using 90° couplers throughout.

Cantilevered 750mm ASP Alloy beams laced and braced as per the noted specification.

Scaffold erected with single guardrail edge protection at all leading edge positions of non boarded lift levels. All guardrails fixed using 90° couplers.

Denotes 'through window' ties using tube and fitting. All tie tube connections made using 90° couplers.

All standards founded on 150x150 steel base plates and timber sole boards on firm and level ground. Main contractor to ensure the existing ground can support the noted leg loads and that all underground services have been suitably checked.

**SECTION A-A****SECTION B-B****SECTION C-C**

GENERAL NOTES
This drawing is the Intellectual property of TAD Ltd. No unauthorised use, copy or disclosure is to be made without written consent.
TAD Ltd have undertaken and conformed with the responsibilities imposed by the Construction (Design & Management) Regulations 2015. The Contractor should be aware of their duties imposed by the CDM Regulations 2015, Regulation 9.
Design Guidance
This drawing has been prepared in accordance with the following Standards and Technical Guidance:
- NASC TG20 13
- BS EN 12811-1
- BS 5975:2008 + A1:2011 Temporary works procedures and the permissible stress design of falsework.
- BS EN 1991-1-4: 2005 Wind Actions
- BS EN 1991-1-3: 2003 Snow Loads
- SG4:15 Working at Height Regulations.
Loading
All self-weights of materials comply with the loads stated within the TG20:13 and BS EN 12811-1.
All self-weights of proprietary equipment are in accordance with manufacturer's information.
Platform Loading
Scaffold platform loads are in accordance with the TG20:13 and BS EN 12811-1.
Load Class: 3
Ino. IFL at: 2.00kN/m²
Ino. IFL at: N/A
Ino. IFL at: 0.75kN/m²
No. of Boarded Lifts: 1
Main contractor to ensure the live load allowance is adequate prior to erection. No alteration to the live load allowance should be made without the written consent of TAD Ltd.
Wind Loading
Wind loads have been generated in accordance with BS EN 1991-1-4: 2005.
Peak Velocity Pressure (Qp): 0.52kN/m²
Main Contractor to ensure wind loads are adequate.
Leg Loads
Maximum Axial Load: 29.10kN
Standards founded on steel base plates (150 x 150mm) and 38mm thick soleboards unless stated otherwise. Main Contractor to ensure the foundations are capable of supporting the leg loads stated. Where the scaffold is supported or suspended from an additional structure the main contractor must ensure that the structure is capable of supporting the imposed loads.
Tie Loads
Maximum Tie Load: N/A
Required Test Load (2.00 FoS): N/A
Maximum Butt Load: N/A
The Main Contractor is responsible for ensuring the existing structure is capable of supporting the imposed loads. The Contractor should consult with anchor specialist prior to selection. Tie selection should be made by the contractor using guidance from TG4:17. Ties should be tested in accordance with TG4:17. Main Contractor to ensure that no ties are removed without the written approval of TAD Ltd.
Scaffold Boards
All Scaffold Boards to comply with BS482:2009.
All scaffold boards are to be restrained. See TG12:17 for restraint guidance.
Tube/Fittings
All scaffolding materials and fittings are to comply with TG20:13 and BS EN 12811-1.
Scaffold tube has been taken as BS EN 39 type 4 'new' condition.
All scaffold fittings taken as load-bearing CLASS 4 fittings unless otherwise stated on the drawing. All proprietary equipment has been designed in accordance with the manufacturers specifications.
Kentledge
Kentledge Loads should be positioned on the scaffold as per the drawing.
Kentledge Load Per Bay: 1000kg (Positioned as shown)
Kentledge should be applied to scaffold on completion of first lift.
Support Scaffolds
TAD Ltd will not pass comment on the condition of the existing building fabric. It is the contractor's responsibility to ensure that the existing structure will safely span between scaffold supports, and can be safely supported in the way indicated.
Temporary Roofs/Shelters
TAD Ltd cannot ensure temporary roofs are erected watertight.
All ties indicated on the drawing must be installed prior to the construction of the roof structure.
For mono-pitch temporary roofs, the minimum slope angle of the roof sheeting is 5° when using C sheets. For all roof systems the manufacturer's guidance should be followed.
Cladding
No sheeting, signboards or hoarding, unless already shown, should be added to the scaffold without the written permission from TAD Ltd.
All sheeting should be fixed externally to the scaffold unless otherwise stated on the drawing.
Erection/Modification
This design has been prepared from information supplied to us by the Contractor. The Contractor should check that their requirements have been correctly interpreted and depicted in a practicable design solution prior to erection. The contractor should verify all site dimensions and notify TAD Ltd of any discrepancies prior to erection. No alterations are to be made to the scaffold structure detailed on this drawing without written consent from TAD Ltd. All written dimensions shall take precedence over scaled dimensions.
Drawing Status
● FOR DISCUSSION
● Not For Construction



Rev	Date	Revision Description	Prepared by	Checked by

Job Title: Guildford Crescent - Cardiff.
Client: Network Scaffolding Ltd.
Drawing Title: Facade Retention Scaffold

Drawing Number	19/TAD/114-001	Rev	-	Prepared by	M.E	Checked by	R.P
Scale @ A1	1:50/1:75	Date	07/06/2019	CHECK CATEGORY (BS5975) 2			





NO PARKING
IN FRONT OF
THIS BUILDING

PRIVATE
PROPERTY BY
NO
PARKING



MAISONIA

MAISONIA

THE STORE

100



RABBITA

RESTAURANTS

THE HOUSE

Piccadilly Centre
Carnegie Street





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LOCAL MEMBER OBJECTION & OBJECTION PETITION

COMMITTEE DATE: 17/07/2019

APPLICATION No. **19/01238/MNR** DATE RECEIVED: 17/04/2019ED: **CYNCOED**

APP: TYPE: Full Planning Permission

APPLICANT: S A Brain and Company Limited
 LOCATION: THREE ARCHES, HEATHWOOD ROAD, CYNCOED, CARDIFF. CF14 4HS
 PROPOSAL: ERECTION OF CHILDREN'S PLAY AREA, EXTENSION TO EXISTING PAVED SEATING AREA AND OUTSIDE BAR AREA WITHIN THE PUBLIC HOUSE AMENITY GROUNDS

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:
 - P4 RevE (Proposed Site Plan)
 - P5 (Proposed Detail – Exterior Fixed Seating)
 - P6 (Proposed Exterior Bar Detail)
 - The Three Arches Supporting Statement: Boyer (Received 05.07.19)
 - PCM201100 (Materials Details of Climbing Frame)
 - Arboriculture Impact Assessment and Method Statement v. 1.1
 - CT_5435.19 TPP Rev 1.1 (Tree Protection 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. No member of the public shall be admitted to or allowed to remain at the play area between the hours of 20:00hrs and 10:00hrs on any day.
Reason: To ensure the amenity of occupiers of other premises in the vicinity are protected in accordance with Policy EN13 of the Cardiff Local Development Plan 2006-2026.
4. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological contact of the development, have been submitted to and approved in writing by the Local Planning Authority (LPA) in consultation with the Lead Local

Flood Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is commenced. The scheme to be submitted shall:

- a. Undertake infiltration testing in accordance with BRE365 guidance. Testing is to be completed and results submitted to demonstrate (or otherwise) the use of infiltration SuDS;
- b. Demonstrate that the surface water drainage system(s) are designed in accordance with CRIRA C753;
- c. Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system and outfall arrangements. Calculations should demonstrate the performance of the drainage system for a range of return periods and duration inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus 30% allowance for climate change return periods;
- d. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing;
- e. Provide information about the measures taken to prevent pollution of the receiving groundwater and/or surface waters.

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

5. No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. A timetable for its implementation;
- ii. A management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by any public body or statutory undertaker, or any other arrangement to secure the operation of the sustainable drainage system 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.

6. No development shall take place until such time as a proportionate groundwater assessment, including for long term seasonal monitoring, has been undertaken for long term seasonal monitoring, has been undertaken to identify the likely risk of groundwater flooding. Where groundwater is identified, a scheme to manage and mitigate the risk associated with flooding from this source should be submitted to and approved in writing by the LPA in consultation with the LLFA.

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

7. The works shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.
Reason: To ensure that the surrounding trees are not damaged or removed without prior consent and mitigation, in the interests of amenity in accordance with Policies KP16 and EN8 of the Cardiff Local Development Plan 2006-2026.
8. Details shall be submitted for any security screen details proposed to prevent access to external bar when it is not operating.
Reason: In the interests of visual amenity of the area and 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.

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) 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 : This development falls within an area which has a geological predisposition to radon and will require basic radon protective measures, as recommended for the purposes of the Building Regulations 2000. Should you have any queries in this matter I would suggest you consult with my Building Control Division.

RECOMMENDATION 5: On the 7th January 2019 Schedule 3 of the Flood and Water Management Act 2010 was enacted. This effects all new

developments where the construction area is of 100m² or more. Cardiff Council is aware that your application for planning permission was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore may be subject to surface water drainage proposals under the SAB application process.

It is recommended that the developer engage in consultation with the Cardiff

Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such we are offering a free pre-application service for the first year. To arrange discussion regarding this please contact SAB@cardiff.gov.uk

In the meantime if you require further information please review our website: <https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval/body/>

Or, alternatively you can review the legislation set by Welsh Government here:

<https://gweddi.gov.wales/topics/environmentcountryside/epq/flooding/drainage/>

RECOMMENDATION 6: This application does not approve any proposed sign amendments. For the avoidance of doubt.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for alterations to the existing outdoor space positioned to the south and west of the Three Arches Public House located on Heathwood Road. The alterations include the provision of an external / outdoor bar area, the addition of some fixed seats to the outdoor seating / dining space with associated structures and the erection of a play area.
- 1.2 The proposed external bar area is to be located under an existing covered pergola to the south / south west of the building. The bar is to be located to the rear of the pergola; the existing structure is to be extended by approx. 1.6m off the existing western side elevation of the building. The extended area will include the provision of two up-right glass drinks fridges (with external perforated security roller shutters). The western side elevation of the extended bar and pergola area will form part of the eastern side boundary of the play area. A wall approx. 1.2m high is to run along this part of the boundary (approx. 3.7m long). Additional paving slabs will be laid in this area.
- 1.3 To the southern elevation of the existing pergola area three metal arch loop structures are proposed. These are to measure approx. 2.05m high, 2.27m wide and 0.25m deep. Two of the loops will frame external high level seating tables and chairs (8 covers in total) and one loop will create a featured access into the existing pergola area and new outdoor bar space. The loops are to be set back from the front boundary of the site by approx. 5.1m. The loops will have solar powered decorative lighting lanterns hanging from the tops.

- 1.4 To the west to the existing pergola area and to the south of the proposed play area a replacement patio and seating area is proposed. The western boundary of this space is to have a fence approx. 1.83m high. In front of this will be fixed bench seating and high level planting. Approx. 10 covers will be created through the fixed seating in this location. The rear northern boundary of the seating area will form the southern boundary of the play area. The boundary detailing is to be an approx. 0.95m high reclaimed railway sleeper fencing. Along the top of this are proposed to be solar powered decorative lighting lanterns. In addition to the fixed bench seating 48 covers are proposed in the patio area, through tables and chairs that are not proposed to be fixed to the ground.
- 1.5 The proposed play area includes a climbing frame with two tower structures and slides and associated climbing equipment. The proposed climbing frame measures approx. 3m high to the highest ridge and will have an overall area of approx. 3.3m wide and 5.2m long. Low level wooden posts are to be located in the northern corner of the play area and a chalk board approx. 2.1m wide and a maximum of 1.5m high is to be located on the western boundary of the play area. The finished surface area is to be woodchip safety surfacing laid on a geotextile layer. A 1.83m high louvre fence is proposed around the northern, western, part eastern and part southern rectangular perimeter of the play area (approx. 9.75m wide and 9.75m long). The play area is proposed to be located within the existing garden area; to the west of the site. It is accessed from within the site and adjacent to the south-western side elevation of the existing building. The play area is to be set back from the front elevation of the site by approx. 9.0m. The access to the play area is from the south-eastern boundary of the proposed perimeter fence; adjacent to the existing pergola area.
- 1.6 A tree assessment of the trees which may be affected by the proposed development and associated activities has been submitted. Included with this is an Arboricultural Method Statement and Tree Protection Plan detailing the mitigation measures to be undertaken during construction.
- 1.7 An amended plan has been received that removed the proposed tubular bongos / sound bars. The supporting statement has also been updated in this regard.

2. **DESCRIPTION OF SITE**

- 2.1 The application site is an existing public house located within a residential area of Cardiff, located on the junction of Heathwood Road and Three Arches Avenue. No residential gardens directly adjoin the boundary of the application site. The closest residential property to the proposed works is 286 Heathwood Road. The property is located on the opposite side of Heathwood Road to the application site. From the southern boundary of the Three Arches Public House, it is approx. 17m to the front boundary, approx. 24m to the front elevation and approx. 42m to the rear garden of No. 286. The existing public house comprises a part two storey/part single storey building set back from the footway which runs along the northern side of Heathwood Road. A covered

pergola seating area is located in front of the western part of the front elevation of the building. The front and eastern boundaries are enclosed by a low wall, to the rear of which there is a narrow strip of landscaping containing several trees. The remainder of the area to the front and side of the building is hard surfaced.

- 2.2 The Three Arches Public House is located on unallocated white land as defined in the Local Development Plan, 2006-2026. The west of the site is bounded by the Rhymney Valley railway line, located on an elevated embankment. To the northern boundary is a British Telecoms (BT) exchange building. A garage / petrol station is also located opposite the south western boundary of the application site. The eastern and southern boundaries are adjacent to highways, Three Arches Avenue and Heathwood Road, respectively. Vehicular access to the car park at the rear of the public house is obtained from Three Arches Avenue. There are retail shops, a Church and library at the junction with Heathwood Road and Fidas Road, approx. 110m to the east of the site.
- 2.3 There are a number of trees located within the application site, some of which are the subject of Tree Preservation Orders. The site is located within Flood Zone B. The application site is not situated within a Conservation Area and no Listed Buildings would be affected by the proposed works.

3. **SITE HISTORY**

- 3.1 There are a number of historical planning applications for the site. The most recent of which is for a children's play area, approved in 2018 (Planning Application number 18/00926/MNR). The play area proposed within this application is smaller than previously approved. It is set approx. 4m further back from the front boundary of the site than the approved.

4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 10 (December 2018):

1.11 The Well-being and Future Generations Act places a duty on public bodies to carry out sustainable development. This is not a new concept for the planning system as the principles of sustainable development have been at the heart of the planning system since PPW was first published in 2002.

1.15 The planning system is central to achieving sustainable development within Wales. It provides the legislative framework to manage the use and development of land in the public interest so that it contributes positively to the achievement of the well-being goals.

1.19 In taking planning decisions the planning authority must clearly state the reasons for the decision.

2.5 The planning system is the key mechanism for delivering sustainable places. It provides a critical mechanism where opportunities for the long term

benefit and integrated decision making meet, allowing preventative and proactive solutions to be found.

2.21 Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle.

3.3 Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used... and its relationship with the surroundings area

3.4 Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales

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

4.3.41 Local and village shops and public houses provide an important role in the local community and their loss can have a detrimental impact, particularly in rural locations.

6.7.1 Clean air and an appropriate soundscape contribute to a positive experience of place...They are indicators of local environmental quality and integral qualities of place which should be protected through preventative or proactive action through the planning system. Conversely air, noise and light pollution can have negative effects on people...and should be reduced as far as possible.

6.7.3 Problematic forms of sound are generally experienced as noise pollution and can affect amenity and be prejudicial to health or a nuisance...Lower levels of noise, however can still be annoying or disruptive and impact on amenity and as such should be protected through the planning process wherever necessary. The planning system must protect amenity and it is not acceptable to rely on statutory nuisance under the Environmental Protection Act 1990 to do so.

4.2 Relevant National Planning Guidance:

Planning Policy Wales (Edition 10, 2018)

Planning Policy Wales TAN 11: Noise (1997)

Planning Policy Wales TAN 12: Design (2017)

Planning Policy Wales TAN15: Development and Flood Risk (2004)

Planning Policy Wales TAN 18: Transport (2007)

Planning Policy Wales TAN 21: Waste (2014)

Development Management Manual

4.3 Relevant Cardiff Local Development Plan Policies:

Policy KP5: Good Quality and Sustainable Design
Policy KP 12: Waste
Policy KP16: Green Infrastructure
Policy EN8: Trees, Woodlands and Hedgerows
Policy EN10: Water Sensitive Design
Policy EN13: Air, Noise, Light Pollution and Land Contamination
Policy EN14: Flood Risk
Policy T5: Managing Transport Impacts
Policy R8: Food and Drink Uses
Policy C3: Community Safety / Creating Safe Environments
Policy W2: Provision for Waste Management Facilities in Development

4.4 Relevant Supplementary Planning Guidance:

Food, Drink and Leisure Uses (November 2017)
Green Infrastructure SPG & Technical Guidance Notes (November 2017)
Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
Waste Collection and Storage Facilities (October 2016)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The **Operational Manager, Transportation**, understands the local concerns surrounding parking, however, the proposal states there is no loss of parking on-site nor any new amendments to the highway. There are also double yellow lines on Heathwood Road, by the public house which also offers junction protection at Heathwood Rd/Three Arches Avenue. Therefore an objection on parking grounds would be unsustainable and if there were any anti-social parking on the double yellow lines then Civil Enforcement Officers can issue fixed penalty notices.
- 5.2 The **Operational Manager, Waste Management**, notes the proposed works have the potential to increase the number of customers using the outside area and so may lead to an increase in the production of waste. This should be reflected in an increase in refuse storage capacity or an increase in the frequency of refuse collections.
- 5.3 The **Operational Manager, Drainage**, notes that limited detail has been submitted in regard to drainage proposals and consequently it is difficult to assess the potential impact of the proposed development in respect of flood risk management matters. We would expect as a minimum a drainage strategy advising how they propose to disperse of the surface water from the site I note that in the application form they wish to dispose of their surface water via a soakaway however have not submitted any infiltration testing in accordance with BRE365.

I recommend that a decision is deferred until all relevant details are provided; however if the local planning authority are minded to grant planning permission I would recommend the three standard drainage conditions (Sustainable drainage testing, sustainable drainage scheme and groundwater assessment). In addition an advisory note is requested reminding the applicant of the possible requirement to obtain SAB approval.

- 5.4 The **Operational Manager, Pollution Control**, these comments have not yet been received and will be reported at committee.
- 5.5 The **Operational Manager, Licensing**, has confirmed that a licence has been issued with a number of management conditions included. These conditions have been imposed following discussions with the Police and the applicant.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 **Network Rail**, has no objection in principle to the proposal but gives comments in regard to fencing and the use of it as part of the safe operation of the railway and the protection of network rails adjoining land. The comments suggest a trespass proof boundary fence be provided adjacent to Network Rails boundary.
- 6.2 **Police Licensing Officer**, no comments have been received.

7. **REPRESENTATIONS**

- 7.1 Two letters of objection have been received from Local Members; one each from Councillor Molik and Councillor Kelloway. The objections are for the following reasons:
- A) Further noise and light pollution in a residential area that will cause disruption within the neighbourhood; concern the incremental increases in development at the site such as the expansion of the beer garden and live music events have increased noise, anti-social behaviour, pollution, littering and decline in road safety. The proposed development will result in an over-development of the site and have a detrimental impact on residents and the surrounding area
 - B) Additional traffic will be attracted onto an already busy highway and neighbourhood; concern the proposed works will increase traffic and problems with parking as the works reduce the existing car-parking
 - C) Concerns regarding an outside bar area in a residential area; this will create an incongruous element in the local street scene both from a visual amenity and neighbouring amenity perspective
 - D) The proposed scheme will attract disruption and criminal activities
 - E) Safeguarding of children is going to be an issue along with safety concerns of children playing close to a busy road; concern the pub is located on a narrow residential street, close to a roundabout within close proximity of Heath Stations and local schools. On busy days the car-park cannot cope and customers park, often dangerously, on the

road and cause inconvenience to local residents. Additional cars will further potentially impact on child safety

- F) Concern there are some inaccuracies within the application documents for example it states that the nearest residential properties are 25 metres away whereas the closest are some 15 metres away.

7.2 A valid petition of over 50 signatures (the petition has been signed by 69 signatories, of which 64 appear to be Cardiff electorates) has been received objecting to the application. The grounds for the petition are as follows:

- A) Overdevelopment of an existing overdeveloped premises in a residential area including outdoor bar
- B) Increased light pollution
- C) Increased noise pollution
- D) Increased traffic problems relating to parking and lack of car parking space; and
- E) Child protection and safeguarding issues

7.3 Four additional objection letters have been received from residents in Heathwood Road. The grounds for objection from these residents are summarised as follows:

A) Concern regarding the impact of the proposed works on the safety of elderly and young local residents:

- (i) Concern broken glass and cider bottles are already found on the public highway in Heathwood Road causing a danger for local residents; some of whom have mobility issues
- (ii) Concern children already feel intimidated walking passed the site when groups of people are outside drinking in the late afternoon / early evening
- (iii) Concern the play area is close to a main road and clearly visible from the public highway leading to concerns regarding how children are supervised both when the public house is open and out of hours

B) Public disorder and nuisance:

- (i) Concern there have been many incidents where patrons have thrown items (glasses and bottles) into the front gardens of local residents and the assumption this will increase as a result of the proposals
- (ii) Concern there have been incidents of patrons urinating on the public street in Heathwood Road

C) Crime and adverse effect on the quality of life for the local residents:

- (i) There have been incidents where the patrons have been generally noisy and rowdy late into the evening meaning local residents have been unable to sleep due to patrons gathering outside the pub; often staying there after the pub has closed
- (ii) Concern the proposed play area is close to neighbouring properties (17m from Three Arches front boundary gate to front boundary gate of no. 288 Heathwood Road) and so would result in excessive and

extreme noise from children playing and adults drinking until midnight most summer evenings

- (iii) Concern families are being encouraged to spend days and evenings drinking and not using three local green spaces
- (iv) Concern the increased (and more permanent) seating and proposed lighting will increase noise and light pollution for neighbouring residents, contrary to policy
- (v) Consider an extension of approx. 176 square metres not to be a minor amount of space, as stated in the supporting planning statement
- (vi) Concern the proposed play equipment is different to that previously approved and the addition of tubular poles and bongos will increase noise disturbance
- (vii) Consider the supporting statement to down play the proposed development and the effects of it on neighbouring properties

D) Highway Safety:

- (i) Concern there are currently issues with frequent illegal parking and as the premises continues to develop and get bigger the car-parking area continues to get smaller

E) Design Concerns:

- (i) Concern vegetation is to be removed that will reduce screening along the front boundary of the application site
- (ii) Concern the proposed play area and bar area will be openly visible from the street and the stated 'sense of enclosure' of both within the supporting statement is misleading
- (iii) Concern the proposed steel loop structures are out of keeping with the neighbouring area
- (iv) Concern the play area is immediately adjacent to the bar area and only separated by a wall approx. 1.2m high
- (v) Consider an external bar to be out of character in a residential area
- (vi) Concern smoking facilities will be lost or sited closer to the proposed children's play area

F) Drainage and Flood Risk:

- (i) Concern there have been several occasions in recent times with blocked drains overflowing onto the road
- (ii) Concern the proposed area is only 20m from a water course prone to surface water flooding

G) Concerns regarding consultation:

- (i) Do not consider the public house has undertaken any / sufficient community consultation in regard to discussing the proposed works with neighbouring residents
- (ii) Concern the notification letter from the Local Planning Authority arrived 8 days after its date stamp on the letter.

7.4 The agent has subsequently responded to the concerns raised within the letters of objection and the grounds for the petition. Considering the concerns

in turn (Overdevelopment, increased light and noise pollution, increased traffic problems, child protection and safeguarding issues and anti-social behaviour) they believe none of them to be justified reasons for refusal. Taken in turn the comments are as follows:

A) **Overdevelopment:** note that a beer garden use can be exercised anywhere within the curtilage of the public house and that the principle of a play area has already been established through planning application 18/00926/MNR.

B) **Light Pollution:** Note policy EN13 states that development will not be permitted where it would cause or result in unacceptable harm to local amenity because of light pollution. The proposed lighting scheme is for the use of solar festoon lighting that is to offer low levels of illumination for ambience purposes rather than for illumination. The proposed lighting levels to be generated are not considered to be unacceptable in policy terms.

C) **Noise Pollution:** Note policy EN13 states that development will not be permitted where it would cause or result in unacceptable harm to local amenity because of noise pollution. The principle of a play area is already established and considered acceptable. A condition restricting the hours of use of the play equipment to between 10:00-20:00 as per the extant consent are noted. The concerns relating to patrons remaining after closing time are not matters for planning but are controlled through other regulations such as licensing and pollution control.

D) **Child Protection and Safeguarding Issues:** Note that the play area is not for public use; it is for the use of patrons. Supervision of children playing is parental responsibility. The area has been designed and positioned to ensure adequate supervision opportunity and is well enclosed within the curtilage of the site. Policy C3 refers to the need for new development to be designed in such a way to promote a safe and secure environment. It is considered the proposed design increases natural surveillance of the area without compromising security.

E) **Anti-social Behaviour:** This is not a material consideration when determining the application and should be subject to separate control.

8. **ANALYSIS**

- 8.1 The key issues in the consideration of this application are: a) Design, b) Amenity (noise, light, litter and disturbance), c) Crime and fear of crime, d) Traffic, parking and access, e) Hours of opening and; f) Impact on protected trees.

Design

- 8.2 The design of the proposed scheme is considered acceptable in planning terms. The proposed works include the installation of a play area, external bar area, some fixed external seating and features related to this area. The installation of steel loops is noted; while these are not traditional to the area the structures relate to the surrounding area in that they are an acknowledgement of the pubs name and location adjacent to the railway

viaduct and railway line located to the south west and forming the western boundary of the application site, respectively.

- 8.3 The play area, external bar area and steel loops are all set back from the front of the application site boundary. The works will be visible from Heathwood Road, particularly when approaching the site from the west. The approach from the east will have limited views of the proposed play area. The existing trees and vegetation along the front boundary are proposed to be retained. The existing hedge is low level and the trees are separated meaning the works will still have visibility. Notwithstanding the vegetation the design of the works are considered acceptable in relation to the existing building and surrounding area. There is not a uniform character to the area in terms of house design; there are a variety of mainly semi-detached two storey houses and detached bungalows and a petrol station / garage. The public house itself is not a converted building rather it was designed and constructed to be a public house. The initial approval of the principle of the scheme was granted in 1949 as part of the housing development at Three Arches Avenue. The proposed materials are contemporary in their appearance but relate to the surrounding area in terms of context and serve to differentiate the outdoor space from the main building.
- 8.4 While the use of steel hoops are noted the majority of the works are to be undertaken in wood; in part using reclaimed railway sleepers for fencing within the site. The play-area is also proposed to be predominantly wood and metal; the climbing frame will be a wood and metal structure and the low level play equipment are to be wooden posts. The addition of a black board at low level in the context of the play area is not considered to be incongruous to the wider character of the area.
- 8.5 The site has been subject of various planning permissions over a number of years with alterations taking place to the public house building and within the associated curtilage. The proposed works now before the Council actually reduce the amount of amenity space within the site available for use (part of the western section of the site would have limited accessibility to it). The proposed works are considered to be proportional to the site; much of the works are external with a small extension to the side / rear of the existing pergola area to facilitate the external bar space.

Amenity

- 8.6 The application site is an existing public house granted initial approval as a hotel in 1949 at the same time as the approval of neighbouring houses in Three Arches Avenue. The use of the site as a public house has long been established. The site is within a residential area albeit the location is adjacent to a commuter road and railway line, set on a high embankment. The site is not located within a local or district centre although there are local shops approx. 110m to the east and a petrol filling station and garage is located to the south west of the site, on the opposite side of Heathwood Road.

- 8.7 The proposed works are to be located on existing outdoor space that is currently used as a beer garden for patrons of the pub. A previous appeal decision (in 1989) noted that the use of the land within the curtilage the public house as a beer garden may be regarded as an ancillary use to the primary use of the premises and would thus not constitute a material change of use requiring planning permission. The outdoor space, at the time of the visit to the site by the planning case officer had 16 pub bench / table seats and approx. 50 covers within and close to the external pergola area. These seats are not fixed to the ground and are therefore not the subject of control by the Local Planning Authority. A previous 2009 application restricted the area in which fixed seating could be located.
- 8.8 The concerns from local residents are noted in terms of impact on amenity and the potential of the external space to increase the levels of noise, light pollution, litter and anti-social behaviour from the site. Planning Policy Wales notes that due regard should be given to the impact of commercial development on existing residential properties. There is an extant consent (18/00926/MNR) for a children's play area at the site, in a similar location to that proposed in this application. There is a condition on that approval restricting the operating hours of this space. The condition restricts the use of the play area to between 10am-8pm, at the request of the Councils Pollution Control Officer. It is proposed to reapply this condition.
- 8.9 The Food and Drink SPG notes that it is difficult to predict the precise impact of a proposal in advance of trading. In this instance much will depend on the popularity of the space and the weather. It is noted that the licence granted for this space included a number of conditions that will ensure the management of the outside space in this area. The proposed fridges for the bar area are glass fronted drinks fridges and the agent has verbally confirmed these have a noise level the same as a domestic fridge.
- 8.10 The proposed lighting for the external area is detailed as solar powered lanterns. Decorative lanterns are proposed under the existing pergola roof. It is not considered that these would impact on the amenity of neighbouring occupiers. It is noted that the licence consent requires any lighting to be directed away from residential dwellings. No concerns have been raised from either the Councils Highway Officer or Pollution Control Officer in regard to the proposed solar lights shown on the plans.
- 8.11 The concerns regarding litter are noted. The Councils Waste Management Officer has not requested any conditions in this regard but advised that the proposed works may lead to an increase in customers which may then lead to an increase in the production of litter and so refuse storage / collection may need to be adjusted accordingly. In addition a condition on the licence consent requires regular clearance of empty vessels in the proposed outdoor area by staff members.
- 8.12 Concern regarding anti-social behaviour is noted. The licence consent requires notices to be in place to remind patrons to be quiet and respect neighbouring residential properties when leaving the premises. While anti-

social behaviour is ultimately a matter for the police consideration is given to the effect of the use of a public house in a residential area, in planning policy terms. The erection of a play area at the site is considered as having the potential to encourage families to visit the site rather than circuit drinkers. The Food, Drink and Leisure SPG supports the use of premises that discourage circuit drinkers and encourages families and older people.

Crime and Fear of Crime

- 8.13 Crime and fear of crime can adversely affect the vitality, attractiveness and viability of an area. Whilst these concerns are primarily matters of law enforcement and are also specifically addressed by the Licensing regime, Planning Policy Wales and Welsh Office Circular 16/94 recognises that crime reduction can be a material consideration in assessing a planning application.
- 8.14 The Councils SPG on Food, Drink and Leisure notes that crime and the perception of crime are increased when there is a concentration of premises that, in particular sell alcohol and encourage young circuit-drinkers and discourage older people and families. This proposal does not increase the concentration of uses. No new planning units are being created; it is alterations to an existing amenity space. The addition of a play-area serves to encourage families and so move the area away from simply being a beer garden for drinkers. No comments have been received from the police-licensing officer. They have commented and liaised with the applicant in regard to the premises licence and as a result a number of management conditions have been imposed on the licence in regard to the external space.
- 8.15 The addition of an external bar area is noted. This has the potential to aid management of the external area by virtue of staff being present and able to view the outside space on a continual basis. A large part of the existing outdoor space to the west of the site is currently unsighted by staff due to the existing vegetation screen to the west of the pergola area. It is proposed that this internal vegetation screen is to be removed and replaced by a low level wall.

Traffic, Parking and Access

- 8.16 The proposed works do not see the reduction in the number of existing car-parking spaces nor any alterations to the existing vehicular access to the site. The Councils Highways Officers have no objection to the proposed plans. The site is located on a main road and is well served by public transport with both Heath High Level and Heath Low Level Stations within close proximity of the site. Heathwood Road is a classified road through the city and is served by buses throughout the day, evening and weekends; with the nearest regular stop adjacent to Rhyd-y-Penau library. The site is considered to be a sustainable location and acceptable in planning policy terms.
- 8.17 The concerns by local residents in regard to parking are noted however these are matters that are dealt with by Highway regulations and highway safety officers.

Hours of Opening

- 8.18 The original 1949 planning consent had no restriction on hours and no restrictions on the use of the outside space at the site. The application is for a play area, external bar and to visually improve the existing amenity space. Planning Policy Wales notes the potential impact of noise on neighbouring amenity. It acknowledges that lower-levels of noise can also be annoying and disruptive. The Food, Drink and Leisure SPG notes that external seating area should be restricted to no later than 9pm in the interests of visual amenity. However in this case the application is not to create new outdoor drinking space. It should be noted that the outdoor drinking space is currently available to use in association with the operation of the public house. Conditions have to be reasonable, fair and enforceable. Any condition would only restrict the area within the plan; part of which is unchanging in terms of having unfixed tables and it could be questioned as to whether this is reasonable. While it is possible for management to ask patrons to leave this area there are still areas of external amenity space with tables and chairs in that patrons could choose to sit.

Trees

- 8.19 The Council's Tree Officer has had site of the proposed Tree Protection Measures for the works at the site. Following detailed discussions and clarification of details the Tree Officer is satisfied the proposed methods of construction will protect the trees at the site. A condition has been proposed in this regard, in the interests of visual amenity of the area.

Other Consultee Comments

- 8.20 The comments from the Council's Drainage Officer are noted and the conditions and advisory note have been applied as requested. The application site is located in Flood Zone B (areas known to have flooded in the past evidenced by sedimentary deposits). The nature of the development means there is no need to consider flood risk further.
- 8.21 The comments from Network Rail are noted. No conditions regarding fencing have been requested. The works are not immediately on the shared boundary and the railway line is protected by a steep vegetation covered embankment.

Third Party Representations

- 8.22 In respect of the third party representations which have not already been addressed in the report:
- The proposed play area is not a public open space; it is for use by patrons of the pub. The supervision of children using the play equipment is parental responsibility. The area is set back from the front boundary of the application site and within an enclosure defining the play space.

- The proposed tubular bars / bongos have been removed from the scheme (see revised plan P4 RevD); an amended supporting statement has been received in this regard. It was not considered necessary to seek an amended statement for any other reasons.
- Blocked drains are dealt with through other means and legislation. The Council's Drainage Officer has requested conditions that consider surface water run-off.
- In regard to consultation there is no statutory requirement for the applicant to consult neighbouring properties for this application and while the delay in receiving LPA notification letter is noted the LPA cannot be responsible for the effectiveness of the Post Office in delivering letters.

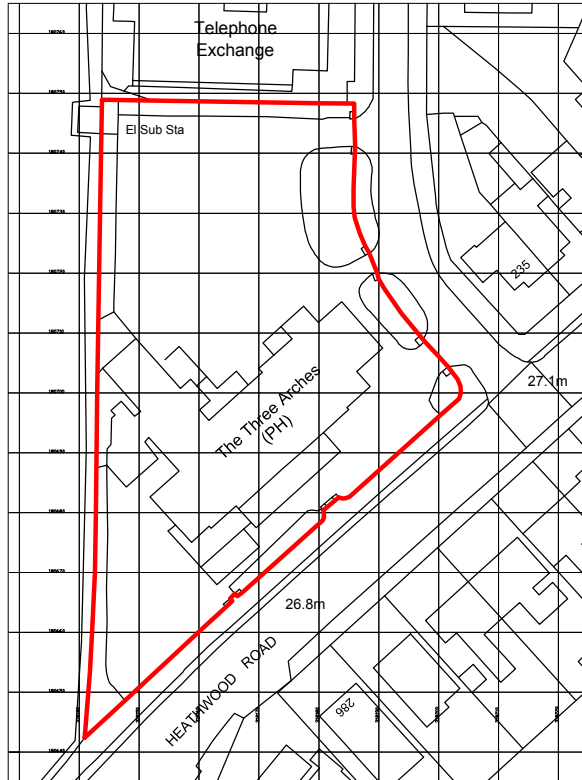
Other Considerations

- 8.23 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.
- 8.24 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.
- 8.25 *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

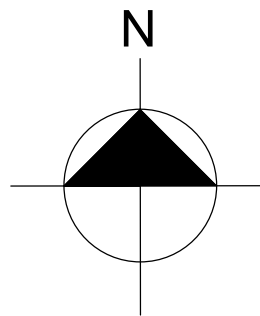
- 9.1 The proposed works are considered acceptable and approval is recommended subject to conditions.

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SITE LOCATION PLAN - A4 @ 1:1250 scale

Site Address
The Three Arches
Heathwood Road
Cardiff
CF14 4HS

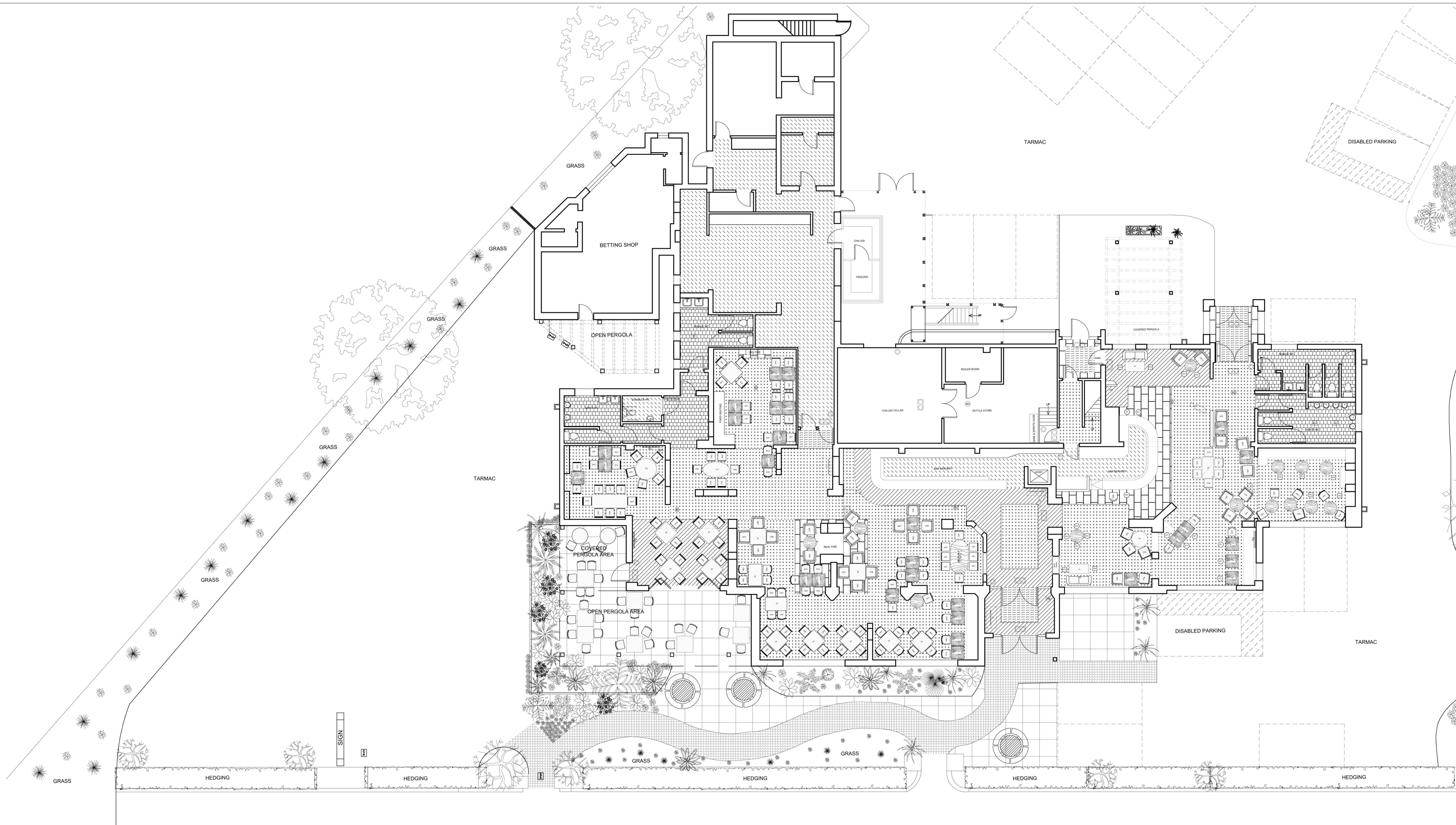


JOB: Three Arches		CLIENT: S.A. Brains	
ADDRESS: Three Arches Heathwood Rd, Cardiff CF14 4HS			
TITLE: SITE LOCATION PLAN		DRW-No.	Rev
SYSTEM No: T-Z 1201/19	DATE: 05/04/19	P7	/
JOB No: 1201-19	Checked by:		
SCALES: A4@1:1250	DRAWN BY: J.Gunn		
REVISIONS DESCRIPTION:			
<small>ALL DIMENSIONS TO BE CHECKED ON SITE. Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.</small>			



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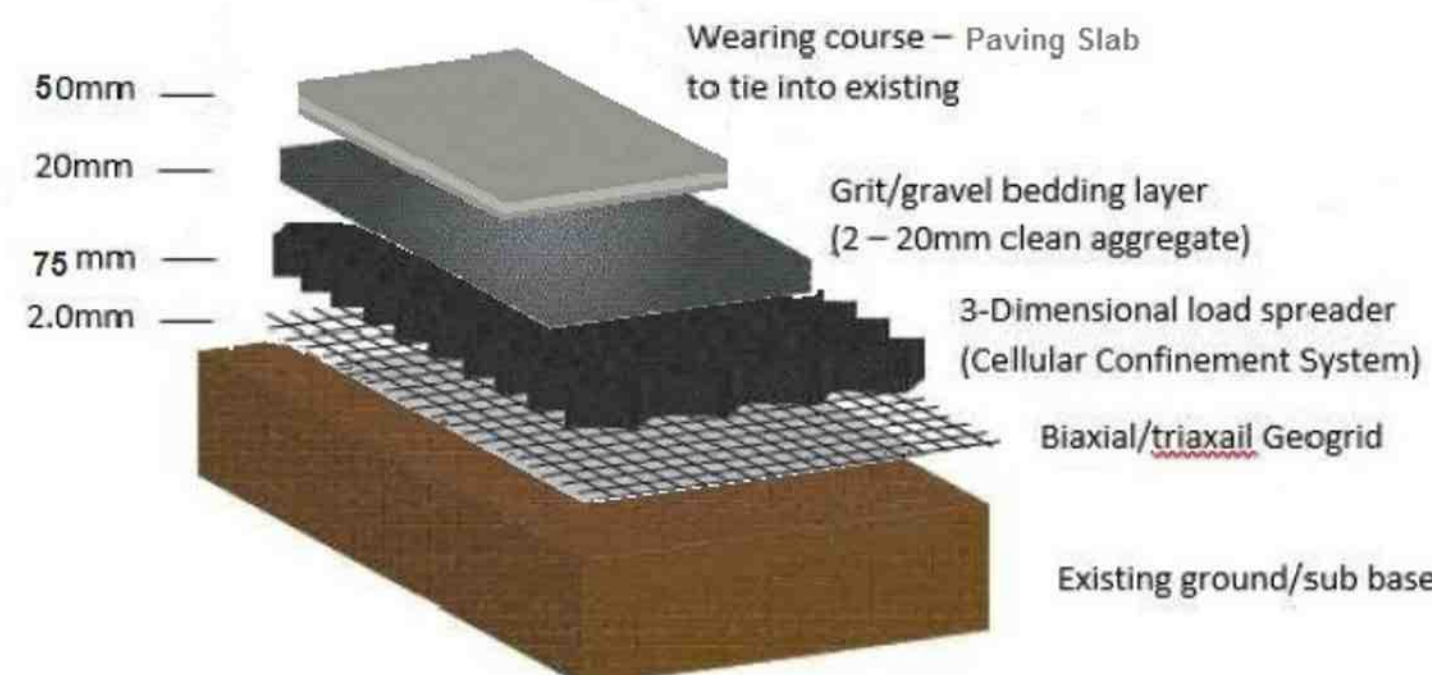


EXISTING GROUND FLOOR PLAN

1:100 Scale @ A1

JOB: Three Arches		CLIENT: S.A. Brains	
ADDRESS: Three Arches Heathwood Rd, Cardiff CF14 4HS		DRW-No:	Rev
TITLE: EXISTING GROUND FLOOR PLAN		P1	/
SYSTEM No: T-Z 1201/19	DATE: 05/04/19		
JOB No: 1201-19	Checked by:		
SCALES: A1 @ 1:100	DRAWN BY: S.Foster		
REVISIONS DESCRIPTION:			
<small>ALL DIMENSIONS TO BE CHECKED ON SITE: Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.</small>			

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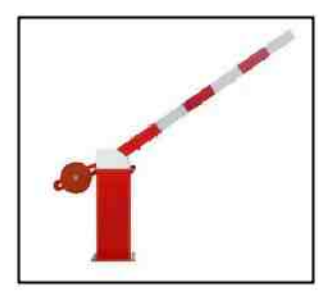


Typical section through proposed tree root protection system. For location of system please refer to specialist arboricultural plan, drawing ref: CT-5435.19 Rev 1.1 TPP and Arboricultural Impact Assessment.

100x100 tanalised timber fence posts and tanalised s/w capping piece, with louvre style panels to receive Sadolin Superdec paint finish. Ref: www.jacksons-fencing.co.uk, Louvre Contemporary Fence Panel, 1.83m x 1.83m. Tel 0800 408 2234

Chopped logs/oak posts set into mulch/bark for steps/climbing feature.

Allow for railway sleeper path way set into bark mulch and railroad crossing barrier to play area entrance. (Fixed Vertically)



Allow to form new extended covered polycarbonate triple glazed flat roof area with supporting s/w joists and brackets to sit partially under existing roof line with finishes all to match existing, (as per drawing P6).

Woodchip safety surfacing laid on geotextile layer; nominal 300mm depth.

KOMPAN play unit, reference PCM201100; Two towers with bridge and plastic slide; installed in line with the manufacturers drawings and specifications.

Allow to supply and lay 6no. reclaimed oak railway sleepers within floor finish - each 1500mmL

Allow to supply and install reclaimed oak sleepers, set out randomly and with staggered joints; all laid to a height of approximately 935mm to 950mm

Interactive large black board supplied and fitted by main contractor.



100x100 tanalised timber fence posts and tanalised s/w capping piece, with louvre style panels to receive Sadolin Superdec paint finish. Ref: www.jacksons-fencing.co.uk, Louvre Contemporary Fence Panel, 1.83m x 1.83m. Tel 0800 408 2234

Solar festoon lighting to new fencing and sleeper wall. See drawing no. P5 for elevations.



New signage to totem as per new signage scheme.

SIGN

HEDGING

HEDGING

GRASS

HEDGING

New fixed bench seating to new extended paved area, see drawing no. P5 for further details.

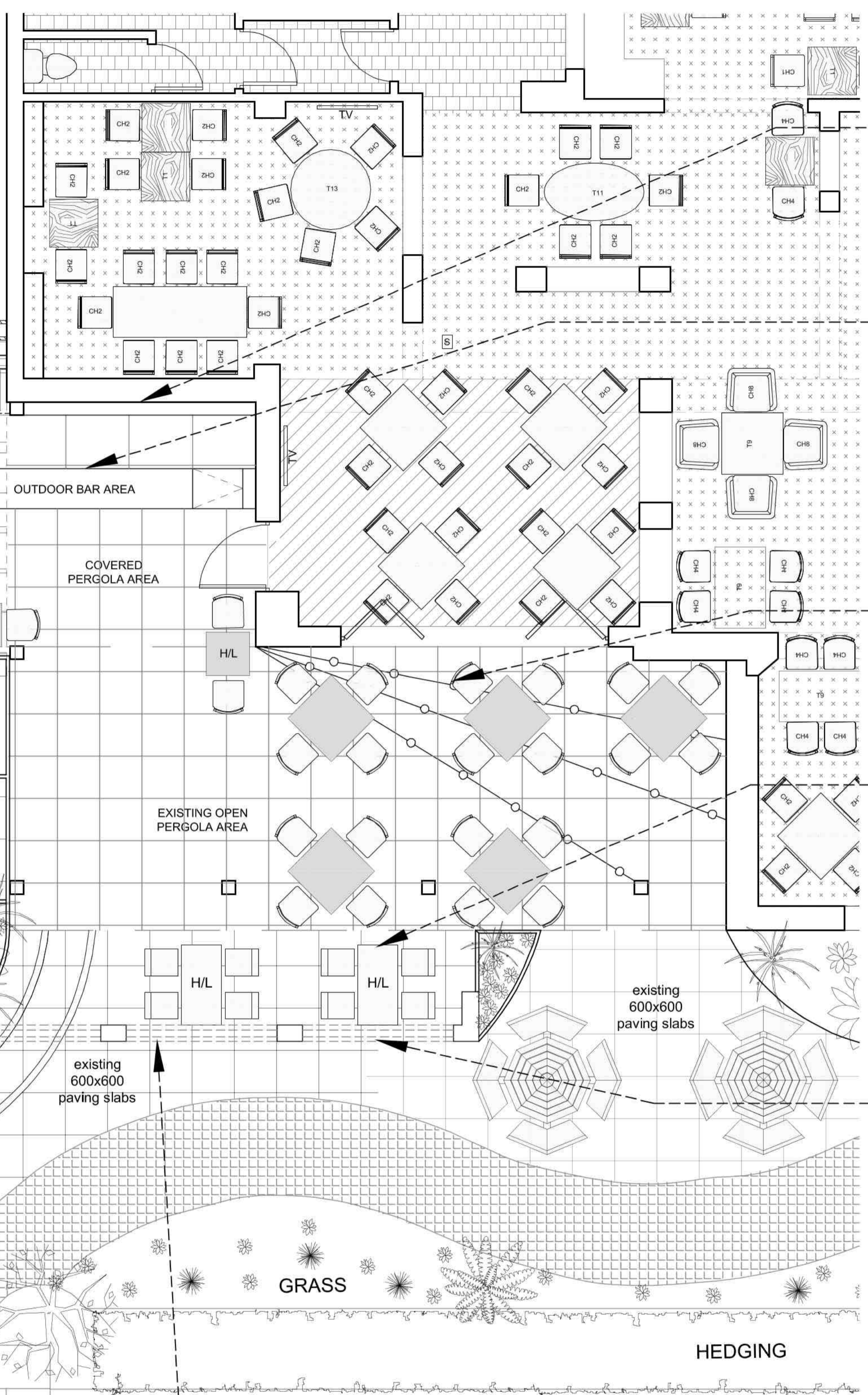
Allow to supply and lay 2 parallel lines of in-set Stonemarket; Namera Paviour's colour ref: Desert Blend, (300 x 100 x 30) within new patio slab in order to form curved in-laid railway track effect.



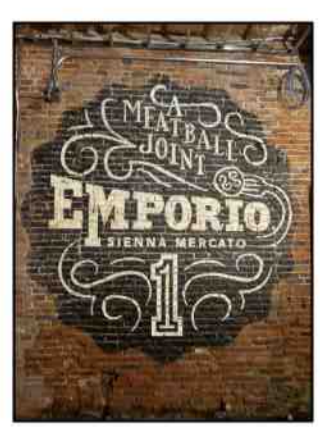
300x300mm tanalised s/w columns fitted at various heights (max being 2000mm). Allow to set out randomly with 100mm clear gapping.

AMENDED PLANS
19/01238/MNR
10.07.2019

Allow to fabricate and fit 2270mm, (overall diameter) mild steel 'loop' frame from 2 parallel 25mm x 75mm mild steel rails with welded cross-members as stiffeners. Loops all welded to mild steel ground base plate all set under new patio slab finish. All m/steel to receive powder-coated finish to agreed RAL colour reference.



Signwriting to back bar on existing rendered wall. Supplied by others.



Fully functioning exterior bar to undercover pergola. Power supply and services to suit. Refer to drawing no. P6 for details.

Festoon/lantern lighting to existing pergola. Allow for services and power to suit. As per image below.



Free issue high level gabion style seating area to new 'loop' structures. Refer to drawing no. P5.



Remove existing trellis and planting to area. Allow to prepare area for new 'loop' structure to front elevation of pergola. Refer to drawing no. P5 for details.

PROPOSED EXTERNAL PATIO & PLAY AREA

1:50 Scale @ A1

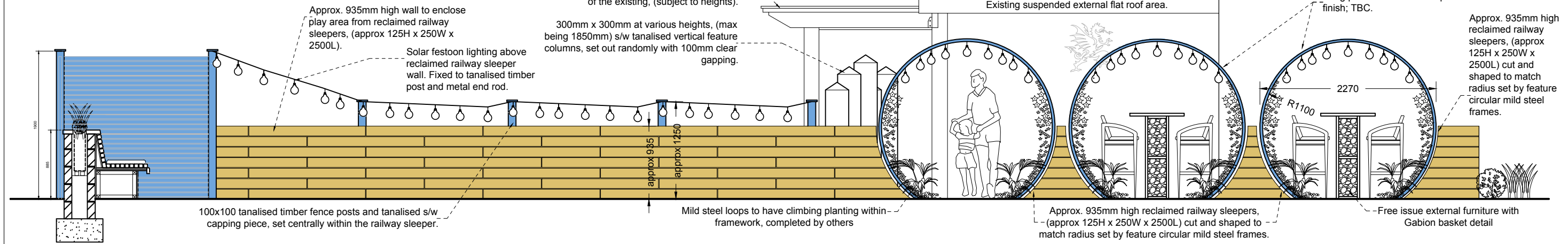
JOB: Three Arches	CLIENT: S.A. Brains	DRW-No:	Rev
ADDRESS: Three Arches Healthwood Rd, Cardiff CF14 4HS		P4	E
TITLE: PROPOSED EXTERNAL PLAY AREA	DATE: 05/04/19		
SYSTEM No: T-Z 1201/19	Checked by:		
JOB No: 1201-19	DRAWN BY: S.Foster		
SCALES: A1 @ 1:50			
REVISIONS DESCRIPTION:			
A - Annotation omitted - 19.06.19 - SF			
B - Bongos removed from proposed scheme - 28.06.19 - JG			
C - Tree root protection system applied to plan - 02.07.19 - JG			
D - Revised cross section - 05.07.19 - SF			
E - Minor revision to reference notes - 10.07.19 - JG			
ALL DIMENSIONS TO BE CHECKED ON SITE. Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.			

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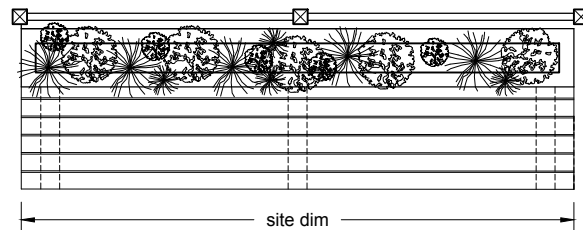
PRELIMINARY

PROPOSED EXTERIOR FIXED SEATING & SCREENS

1:50 Scale @ A3



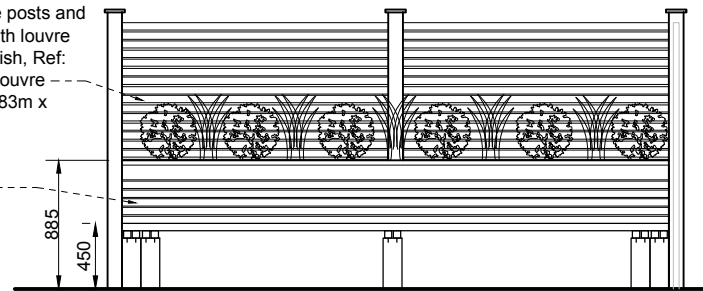
Proposed Side Elevation



Proposed Bench Seating Plan

100x100 tanalised timber fence posts and tanalised s/w capping piece, with louvre style panels to receive paint finish, Ref: www.jacksons-fencing.co.uk, Louvre Contemporary Fence Panel, 1.83m x 1.83m. tel: 0800 408 2234

100mm blockwork wall clad with 50mm Iroko timber slats for back and seat rest. Allow for external grade removal cushion seat pads and fillings to bench seating.



Proposed Front Elevation - Bench Seating

100x100 tanalised timber fence posts and tanalised s/w capping piece, with louvre style panels to receive paint finish. Ref: www.jacksons-fencing.co.uk, Louvre Contemporary Fence Panel, 1.83m x 1.83m, tel: 0800 408 2234

Painting/box hedging and fertilized soil by specialist contractor.

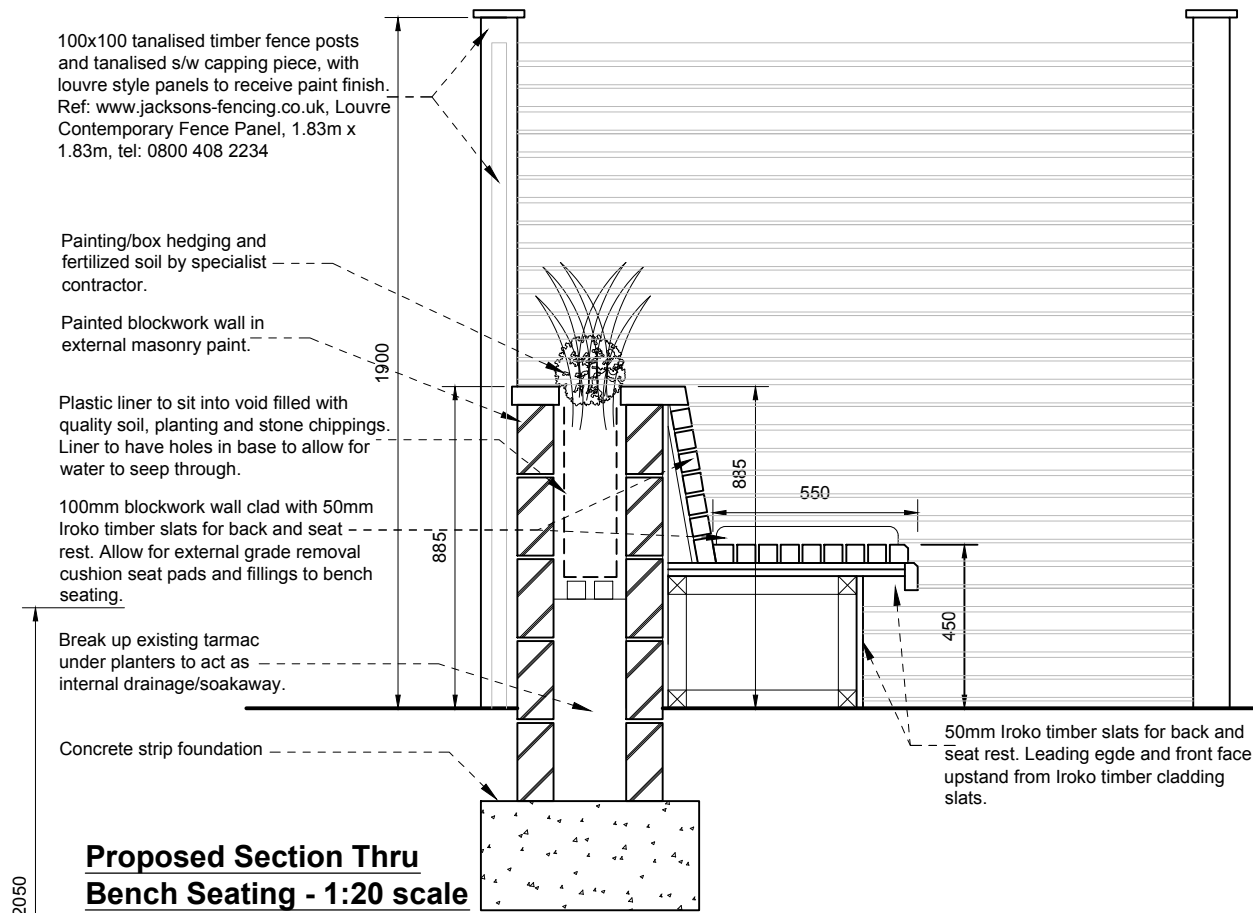
Painted blockwork wall in external masonry paint.

Plastic liner to sit into void filled with quality soil, planting and stone chippings. Liner to have holes in base to allow for water to seep through.

100mm blockwork wall clad with 50mm Iroko timber slats for back and seat rest. Allow for external grade removal cushion seat pads and fillings to bench seating.

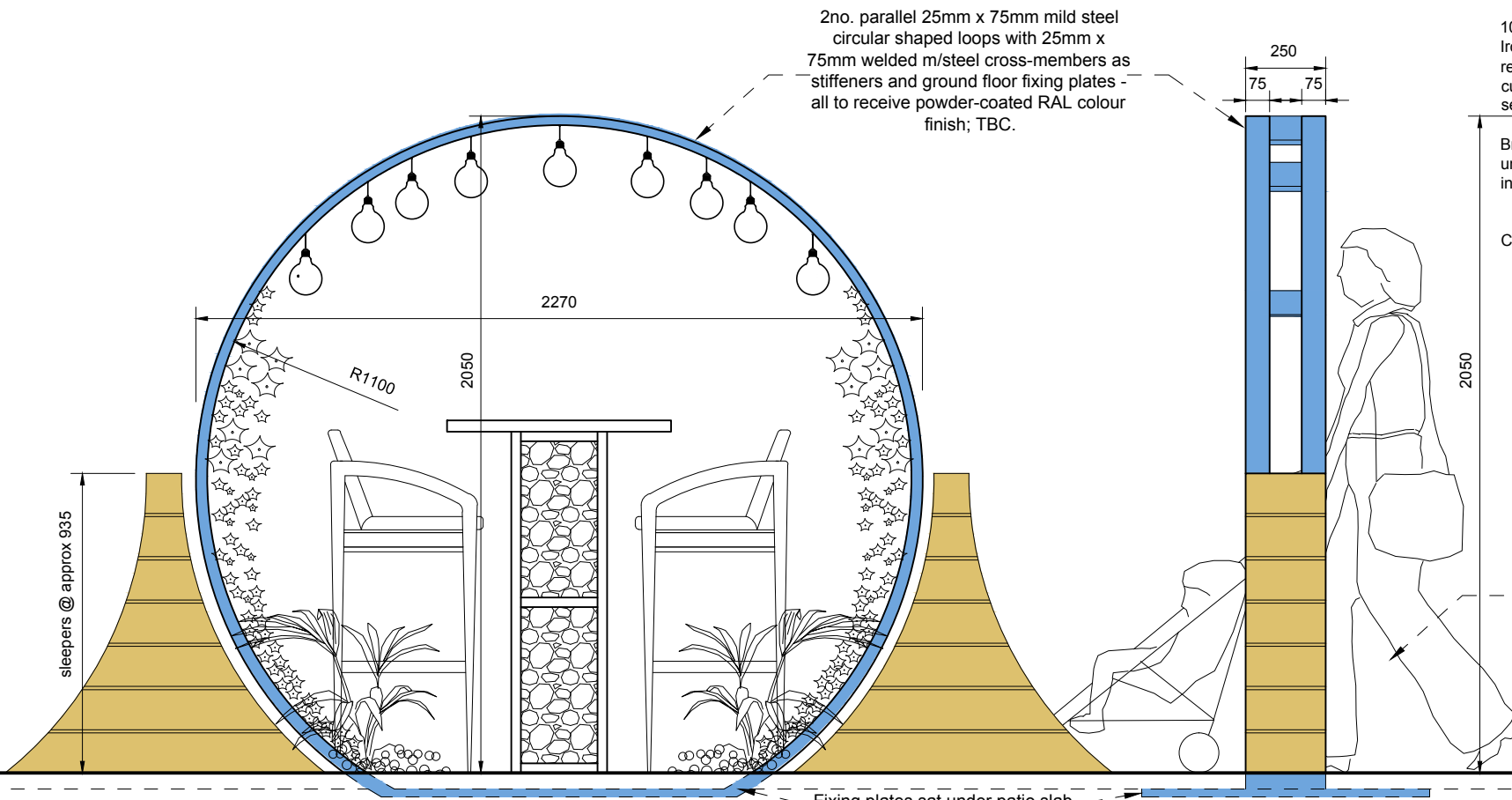
Break up existing tarmac under planters to act as internal drainage/soakaway.

Concrete strip foundation




Proposed Section Thru Bench Seating - 1:20 scale

2no. parallel 25mm x 75mm mild steel circular shaped loops with 25mm x 75mm welded m/steel cross-members as stiffeners and ground floor fixing plates - all to receive powder-coated RAL colour finish; TBC.



Proposed Feature Loop Elevation - A3 @ 1:20 scale

Feature Loop Section - A3 @ 1:20 scale

JOB: Three Arches	CLIENT: S.A. Brains	 <p>Thomas Parry Design Partnership The Old Sketty Coach House, 21 Gower Road, Sketty Swansea, SA2 9BX t: 01792 290755 e: design@thomasparry.co.uk w: www.thomasparry.co.uk</p>	
ADDRESS: Three Arches Healthwood Rd, Cardiff CF14 4HS			
TITLE: PROPOSED DETAIL - EXTERIOR FIXED SEATING			DRW-No. Rev
SYSTEM No: T-Z 1201/19	DATE: 05/04/19		P5 /
JOB No: 1201-19	Checked by:		
SCALES: A3@ 1:50 / 1:20	DRAWN BY: J.Gunn / S.Foster		
REVISIONS DESCRIPTION:			
<small>ALL DIMENSIONS TO BE CHECKED ON SITE: Contractor to check and verify all building and site dimensions. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawing provided.</small>			

KOMPAN!

PCM201100







ID 20032224

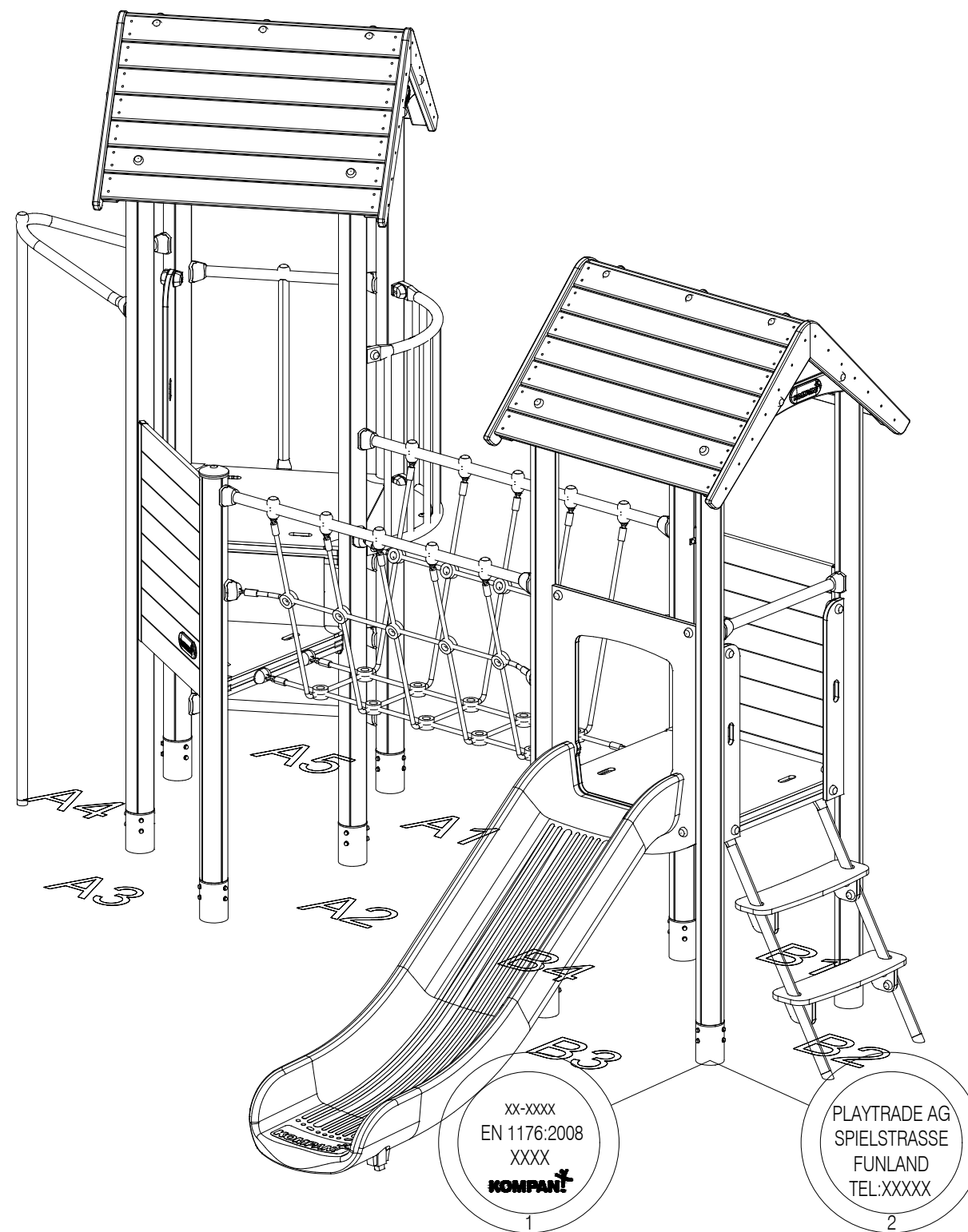
NEIPIG

2018-05-09

Colorline: Wood
 Foundation: 90 Cm
 Norm: EN1176
 Units: cm
 Post Material: PineBrown

TowerB

-  B1-CP205700
-  B2-CP504809
-  B2-CP409200
-  B3-CP400100
-  B3-CP600509
- LinkB
-  AB-CP704700



LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 17/07/2019

APPLICATION No. **19/00598/MNR** APPLICATION DATE: 14/03/2019

ED: **CYNCOED**

APP: TYPE: Outline Planning Permission

APPLICANT: Mahsa Ltd
 LOCATION: CYNCOED CONSULTING ROOMS, 277 CYNCOED ROAD,
 CYNCOED, CARDIFF, CF23 6PA
 PROPOSAL: THE DEMOLITION OF THE EXISTING BUILDING AND
 ERECTION OF 4 NEW APARTMENTS

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

1.
 - A. Approval of the details of appearance of the building to be erected and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - B. Plans and particulars of the reserved matters referred to in condition 1A above, relating to the appearance of the buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
 - C. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 - D. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reasons:

 - A. In accordance with the provisions of Article (3)1 of the Town and Country (Development Management Procedure) (Wales) Order 2012
 - B, C and D. In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing ref.1912_01
 - Location Plan, Drawing ref.1912_05 Rev A (in respect of layout and access)
 - Drawing ref.1912_08A (in respect of scale)
 - Drawing ref.1912_06A (in respect of layout and access)

- Tree Survey from Treescene Ltd dated 2nd April, 2019
- Arboricultural Impact Assessment/Draft Tree Protection Plan
- Bat Survey Report from Sylvan Ecology dated 26th March, 2019

Reason: To ensure satisfactory completion of the development and in line with the aims of Planning Policy Wales to promote an efficient and effective planning system.

3. Notwithstanding the submitted plans, details of the provision of cycle parking spaces shall be provided prior to the development being brought into beneficial use and thereafter the cycle parking spaces shall be retained and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

4. Notwithstanding the submitted plans, details of refuse storage facilities shall be submitted to and approved by the Local Planning Authority. The facilities shall be provided prior to the development being brought into beneficial use and retained thereafter.

Reason: In the interests of visual and residential amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

5. Notwithstanding the submitted information, further details of the means of site enclosure shall be submitted to and approved by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details prior to the development being put into beneficial use.

Reason: In the interests of visual and residential amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

6. 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 'B' category oak tree at the rear of 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 Policy EN8: Trees, Woodlands and Hedgerows of the Cardiff Local Development Plan.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report 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 off-site receptors, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

8. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13: Air, Noise, Light Pollution and Land

Contamination of the Cardiff Local Development Plan.

9. 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: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.
10. 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: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.
11. Prior to the erection of the flats hereby approved, a scheme for the drainage of the site and any connection to the existing drainage system shall be submitted to and approved in writing to the Local Planning Authority. Prior to the submission of the drainage details, ground permeability tests shall be undertaken to ascertain whether sustainable drainage techniques can be utilised and the results of the tests shall be incorporated in the submitted scheme. No part of the development shall be occupied until the scheme is carried out and completed as approved.
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 and in accordance with Policy EN10: Water Sensitive Design of the Cardiff Local Development Plan.
12. The details submitted in pursuance of condition 1 (appearance) shall have particular regard to the preservation of the amenities and privacy of the occupiers of the adjoining properties.
Reason: To ensure that the living conditions of adjoining occupiers is protected in
Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

13. The shared amenity area shown on the approved plans shall be provided before the development hereby permitted is occupied and thereafter the amenity areas shall be retained for the benefit of existing and future occupiers of the site.
Reason: To provide adequate amenity space for future residents of the development in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.
14. The car parking spaces and manoeuvring areas shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking and manoeuvring of vehicles.
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, in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.
15. Prior to the commencement of development, further details of the proposed crossover junction between the proposed access and the highway together with the revised existing crossover, shall be submitted to and approved in writing by the Local Planning Authority. The details shall show the footway being dropped across the accesses. The approved details shall be implemented prior to the development being put into beneficial use.
Reason: To ensure that the use of the proposed development provides adequate pedestrian access in accordance with Policy T5: Managing Transport Impacts 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) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33

of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:

- Unprocessed / unsorted demolition wastes.
- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

(iii) the safe development and secure occupancy of the site rests with the developer.

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

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

RECOMMENDATION 4 : The applicant is advised to contact highways@cardiff.gov.uk prior to undertaking the works associated with the access in order to obtain the necessary licence.

RECOMMENDATION 5 : The applicant is advised that 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 20717500.

RECOMMENDATION 6 : On the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 was enacted. This effects all new developments where the construction area is of 100m² or more. Cardiff Council is aware that your application for planning permission was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore may be subject to surface water drainage proposals under the SAB application process.

It is recommended that the developer engages in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such is offering a free pre-application service for the first year. To arrange discussion regarding this please contact SAB@cardiff.gov.uk

If you require further information please review: <https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>

Or, alternatively you can review the legislation set by Welsh Government here: <https://gweddill.gov.wales/topics/environmentcountryside/epq/flooding/drainage/>

RECOMMENDATION 7: The Council's Ecologist has advised that a bat box or bat access point should be integrated into the new building, with the model and location of the bat box to be advised by the applicants' ecologist. This would accord with the recommendation in Section 5.3 of the Bat Survey Report from Sylvan Ecology dated 26th March, 2019.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This planning application relates to the former Cyncoed Consulting Rooms at 277 Cyncoed Road which have recently relocated to the Cyncoed Medical Centre at Dartington Drive, Pontprennau. The vacant premises comprises a single storey former dwelling which was converted to medical use following the grant of planning permission in 1995.
- 1.2 As initially submitted, planning permission was sought to demolish the existing structure and redevelop the site with a building containing 6no.flats consisting of 5no.two bedroom flats and 1no.one bedroom flat. Following discussions with the agent, the scheme has been revised with a view to achieving a more acceptable form of development on the site. The amended scheme reduces the proposed development to 4no.two bedroom flats occupying a building with a smaller footprint. The application is made in outline with layout, means of access and scale to be considered at this time. The appearance of the building and landscaping are reserved for future approval.
- 1.3 The submitted layout plan shows a building sited approximately 11.5 metres from the back edge of footway, approximately 2.0 metres from the boundary with nos.279/279A Cyncoed Road to the north and approximately 1.2 metres from the boundary with 275A Cyncoed Road to the south. Its rear elevation is shown to project approximately 1.5 metres beyond the rear elevation of nos.279/279A and approximately 4.8 metres beyond the rear elevation of 275A Cyncoed Road. Amended plans have reduced the footprint of the building at the rear, permitting an increased separation distance between the proposed structure and the boundaries with these neighbouring properties.
- 1.4 Although the appearance of the building is a reserved matter, the submitted plans show a traditionally designed, hipped roof structure with two gable elements projecting from the front roof plane. The principal accommodation is provided over two floors with a second floor contained in the roof space. As the appearance of the building remains a reserved matter, the detailed design of the structure and the arrangement of window openings shown on the submitted floor plan drawings should be considered indicative at this time.
- 1.5 There is a gentle rise from south to north along this part of Cyncoed Road with no.275A occupying lower ground level than no.277 and nos.279/279A occupying a higher ground level. The proposed building has a revised ridge height of approximately 7.8 metres and an eaves height of approximately 4.5

metre next to the boundary with nos.279/279A. The 'street scene' drawing shows the ridge height of the proposed block approximately 1.5 metre lower than the ridge of nos.279/279A and approximately 2.5 metres higher than the ridge of no.275A.

- 1.6 The application site adjoins the rear gardens of nos. 32 and 34 Bryn-Gwyn Road to the west. The proposed building is shown to be sited approximately 11.4 metres from this boundary at ground floor level and approximately 12.6 metres at first floor level.
- 1.7 Four off street parking spaces are proposed in the front forecourt. A new crossover access is proposed which together with the retained existing access will create an 'in-out' arrangement. The access and parking proposals would necessitate the removal of a length of boundary hedge and a Eucalyptus tree sited near the boundary with nos.279/279A.
- 1.8 The site is partially enclosed along Cyncoed Road by a hedge/bank. There are other hedges along the boundaries with the neighbouring properties. The retained amenity area measures approximately 160 sq. metres. The existing garage at the rear of the site is proposed to be retained as a cycle/bin store.
- 1.9 The application is supported by a tree survey and preliminary bat roost survey. It is proposed to remove a number of trees either to facilitate the development or due to poor quality. Amended plans have reduced the width of the building permitting the retention of sections of laurel hedging along the side boundaries of the site. The submitted plans shows the retention of a mature B category Oak in the rear garden and the hedge at the rear of the site.
- 1.10 The bat report concludes that the demolition of the building is unlikely to result in any impacts on bats and that an EPS Licence will not be required. The report recommends that a bat box should be incorporated into the new building.

2. **DESCRIPTION OF SITE**

- 2.1 No.277 Cyncoed Road comprises the former Cyncoed Consulting Rooms which has relocated to the Cyncoed Medical Centre at Dartington Drive, Pontprennau. The vacant premises consists of a single storey, hipped roof former dwelling which was converted to medical use following the grant of planning permission in 1995.
- 2.2 To the north, the site adjoins the driveway of nos.279/279A Cyncoed Road; a two storey semi-detached building containing 2no.flats. This neighbouring property contains several ground and first floor windows in its side elevation facing towards the application site. To the south, the site adjoins no. 275A Cyncoed Road; an infill single storey dwelling located close to the boundary. This property contains a single window in its side elevation facing towards the application site which is partially screened by boundary fencing.
- 2.3 There is a crossover access to the site next to the boundary with no. 275A with a driveway running along this southern boundary leading to a garage

building at the rear. The site is partially enclosed along Cyncoed Road by a hedge/bank. There are other hedges along the boundaries with the neighbouring properties and the site also contains a number of (unprotected) trees.

- 2.4 The site is located a short distance from a neighbourhood centre which contains a number of retail and other community facilities.

3. **SITE HISTORY**

- 3.1 95/01007/N: Change of use from residential use to an annexe of the doctor's surgery at 350 Cyncoed Road. Approved 19/10/95.
- 3.2 96/00335/N: Alterations and refurbishment to convert existing dwelling into clinic. Approved 10/04/96.
- 3.3 00/02238/N: Doctor's meeting room. Approved 19/01/01.

4. **POLICY FRAMEWORK**

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

KP5: Good Quality and Sustainable Design
KP8: Sustainable Transport
KP 15: Climate Change
EN11: Water Sensitive Design
EN13: Air, Noise, Light Pollution and Land Contamination
T5: Managing Transport Impacts
EN7: Priority Habitats and Species
EN8: Trees, Woodlands and Hedgerows
H6: Change of Use or Redevelopment to Residential Use
C2: Protection of Existing Community Facilities.

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

- 4.3 Planning Policy Wales Edition 10 (2018):

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6.6.27 Planning authorities should be aware of the risk of surface water flooding and ensure developments are designed and planned to minimise potential impacts. Development should not cause additional run-off, which can

be achieved by controlling surface water as near to the source as possible by the use of SuDS.

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Operational Manager, Transportation has raised no objections to the application on parking or highway safety ground subject to appropriate conditions. The provision of 4no.off street parking is considered to comply with the Council's Supplementary Planning Guidance Transport Impacts (Incorporating Parking Standards).

5.2 Pollution Control (Contaminated Land):

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

5.4 The Operational Manager, Drainage Management has been consulted on the application. No representations have been received.

5.5 The Operational Manager, Waste Management advises that the proposed bin storage area is acceptable. The Officer advises that each apartment will require the following for recycling and waste collections:

1 x 140 litre bin for general waste

1 x 25 litre kerbside caddy for food waste

Green bags for mixed recycling (equivalent to 140 litres)

5.6 The Housing Development Officer initially advised that in accordance with Local Development Plan Policy H3: Affordable Housing, an affordable housing contribution of 20% of the 6 units (1 unit) should be sought on the site. However, following the reduction the number of flats from 6 to 4 and having regard to the size of the site, Policy H3 is no longer applicable.

5.7 The Council's Ecologist, having considered the submitted bat survey report, notes that no bats or signs of bats were found. He notes that there is some (low) bat roost potential in the roof as evidenced by gaps allowing light ingress into the roof void in some places. The Officer supports the recommendation in Section 5.3 of the report that a bat box should be incorporated into the new build, partly as compensation for the loss of potential roosting space, and partly as enhancement to biodiversity. He advises that this can be achieved by attaching a recommendation to any consent granted, to the effect that one bat box or bat access point should be integrated into the new building, with the model and location of the bat box advised by the applicants' ecologist.

5.8 The Tree Officer comments that the only significant tree is the 'B' category oak at the rear which he advises should be tree should be protected in accordance with a finalised Tree Protection Plan and Arboricultural Method Statement that aligns with approved layout plans.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Welsh Water/Dwr Cymru advises as follows (summary);

The application was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore all drainage proposals which intend to communicate to the public sewer or have drainage implications are assessed under the SAB application process.

We have reviewed the information submitted as part of this application and note that the intention is to drain foul water to the public sewer to which we offer no objection in principle. It is unclear as to how the site will capture and dispose of surface water. We recommend that sustainable drainage systems are explored and further discussions held with the SAB.

Our records indicate that the proposed site is crossed by a public sewer. Under the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times. The required protection zone of 3 meters either side of the centre line of the sewer may impact upon new build dwelling and it is recommend that this is given appropriate consideration during the design and determination process.

If the Council is minded to grant planning permission, it is requested that the following condition is included within any subsequent consent.

No building shall be occupied until the drainage system for the site has been 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.

(Note: W/DC's representations have been forwarded to the agent for his attention).

7. **REPRESENTATIONS**

7.1 Councillor Kelloway, having been contacted by several residents and visited the site wishes to object to the application for the following reasons (summary):

- i) Cyncoed Road is a major thoroughfare and, in the locality of the application site, consists predominantly of traditional family dwellings built in the inter-war years, to the architectural style prevalent at the time. The proposed development would be out of keeping with the scale, form, massing, height and character of this section of Cyncoed Road. The three storey, six (two bedroom) apartment block would form an incongruous element in the local street scene and would be out of keeping with existing buildings.

- ii) The dimensions of the existing bungalow at 277 Cyncoed Road fit well on the site. The proposed development would, from looking at the sketchy plans, be higher, wider and longer than the existing structure. The proposed development, by virtue of its scale and massing, would be an overdevelopment of the site and would have a dominating and overbearing impact upon neighbouring properties, to the detriment of the residential amenity of the occupants of those properties.
- iii) The existing building at 277 Cyncoed Road integrates well into its street setting in so far as it does not impact adversely upon the quiet enjoyment by adjacent residents of their properties. The proposed development would represent a significant departure from this position. The increased width of the proposed building would bring it nearer to the boundaries and, by virtue of its increased height, would accentuate the dominating and overbearing effect of the building upon adjoining residents. The increased height of the structure would also result in loss of light and have a shadowing effect upon neighbours' homes, gardens and outdoor recreation areas.
- iv) The elevations supplied by the applicant indicate that there will be non-obscure windows. There is a likelihood, therefore, that these windows will provide unrestricted views into habitable rooms at numbers 279 and 275 Cyncoed Road. In addition, the plans indicate that balconies will be provided which, by virtue of the proximity of the apartments to the boundaries and the increased height of the building, will provide uninterrupted views into neighbouring properties and gardens and will compromise the privacy of residents living at these properties. The proposals do not meet the minimum required privacy distance of 10.5m in to habitable rooms.
- v) The greater intensification of use at the site of 277 Cyncoed Road by the creation of six households is likely to create an increased demand for off-street parking with the attendant noise and disturbance to nearby residents that will arise. The proposals fail to provide an adequate number of parking spaces for six, two bedroom apartments and is contrary to the Managing Transportation Impacts SPG, July, 2018. The proposed development is also situated next to the busy shops in Cyncoed village where congestion and illegal parking is already an issue. Cyncoed Road is already a busy thoroughfare and, with future developments in North Cardiff, is likely to grow increasingly so. The building of a multi-apartment complex would feed additional vehicles onto Cyncoed Road, next to the busy junction with Sherbourne Avenue and is likely to further compromise road safety in the area.
- vi) The proposed development will leave very little recreational space in the rear and it is also noted that the applicant wishes to remove the existing trees and bushes. There is no indication of replanting and the loss of these plants will further erode the enjoyment of neighbours of their properties, especially in relation to the boundary hedge with 279

Cyncoed Road and the Oak tree at the back of the rear garden that acts as a natural privacy barrier with neighbours on Bryngwyn Road.

- vii) The proposals also offer no proposed location for a bin or cycle store. The addition of these structures is likely to further erode the garden space and also the residential amenity of the neighbours, of their properties, by virtue of the noise and smells these will generate.

In conclusion, the development is likely to be of an un-neighbourly nature which will be detrimental to the amenity of other residents. The Councillor trusts that her comments will be drawn to the attention of the members of the planning committee before they determine the application.

- 7.2 A 92 signature petition of objection from local residents has been submitted.
- 7.3 The occupier of 358 Cyncoed Road considers the proposal to be an overdevelopment of the site stating that the size of the new development is very much bigger than the existing building and its visual effect would be out of character for the area and could lead to similar applications in the future. The occupier states that Cyncoed Road already has parking problems from houses and businesses in the village.
- 7.4 Representations have been submitted on behalf of the elderly occupier of the neighbouring ground floor flat at 279 Cyncoed Road expressing concern that the proposed development would result in a the loss of amenity, particularly in relation to light and privacy. It is noted that the new residential properties granted planning permission in the line of bungalows to the south of the application site at 273 Cyncoed Road have been restricted to rooms in the roof and a ridge height of 6.8 metres. It is queried whether this restriction should be applied to the proposed development.
- 7.5 The occupier of 34 Bryn Gwyn Road objects for the following reasons:
 - i) The scale of the building is too large for the plot and not in keeping with buildings to the south along Cyncoed Road;
 - ii) The proposed building is on ground which is at a higher level than no.34 Bryngwyn Road and which would be overlooked resulting in loss of privacy;
 - iii) There will inevitably be loss of trees to the rear of the site leading to loss of privacy.
- 7.6 The occupiers of 36 Bryn Gwyn Road express the following concerns/observations (summary):
 - i) The proposed development would result in overlooking and loss of privacy of a private garden and living space.
 - ii) Existing trees on the site are enjoyed by all who can see them.
 - iii) Parking is an on-going problem for residents in the area. The proposed parking provision is inadequate.

7.7 The Occupier of 32 Bryn Gwyn objects on the following grounds:

- i) Loss of light;
- ii) Loss of privacy;
- iii) Removal of trees would also be detrimental to neighbours,
- iv) The proposed building would not be in keeping with the height of other buildings along this stretch of Cyncoed Road.

7.8 The occupier of 30 Bryn Gwyn Road objects on the following grounds;

- i) What is being proposed is the demolition of a residential bungalow which has been used as a General Practitioners' consulting rooms and the erection of a three storey building;
- ii) The proposed development will be prejudicial to the residents of Bryn Gwyn Road who would be living within the lines of sight from upper floors;
- ii) The building would be incongruous with the adjacent bungalows to the south;
- iv) The lack of a rear elevation detail makes it difficult to comment in an informed way on the extent to which the properties in Bryn Gwyn Road, including no.30 would be overlooked;
- v) Given the scale of the development, it would be highly improbable that existing trees and hedges will not be affected;

The occupier considers that the application should be rejected and any development restricted to ensure it does not prejudice the privacy, light and greenery currently enjoyed.

7.9 Representations have been submitted on behalf of the occupier of 275A Cyncoed Road objecting to the application for the following reasons (summary):

The application proposals will result in an overdevelopment and over intensification of use of a small site resulting in an unacceptable adverse effect on the amenity of occupiers of neighbouring properties.

The proposal is for a 2.5 storey block of 6 apartments located within 0.5 metres of the boundary with 275a Cyncoed Road. In addition, the proposals extend 4.5m beyond the current rear building line over two storeys and adjacent to the garden seating area of the occupiers' property.

The proposals also appear to show extensive balconies to the front and rear although no rear elevations are provided and the floorplans are sketchy. These would be located within 4.0 metres of the rear garden and look directly over the occupiers' garden and beyond into the rear gardens and properties in Bryn Gwyn Road resulting in loss of privacy.

It is noted that the applicants have submitted a plan identifying the loss of trees and hedgerows from the development site. There is no indication of any replacement planting.

The proposals do not show any waste collection and storage facilities or any secure and sheltered cycle accommodation. These additional structures would further erode the rear garden space and cause noise and disturbance to the occupiers' quiet enjoyment of their property and garden. In addition, it would be necessary for occupiers of the upper storey flats to access such facilities (if provided) by walking past bedroom windows of the properties on the ground floor.

The car parking layout to the front of the property does not meet the minimum space dimensions set out in Manual for Streets and repeated in the Council's SPG Managing Transportation Impacts. There is no segregated route through the carpark for pedestrians. It is acknowledged that car parking standards are set at a maximum, the maximum standard for 2+ bedroom dwellings is 2 spaces per dwelling in the non- central area. The application site is located on a busy road where car parking is restricted and there is an ongoing problem with rogue parking on pavements, single yellow lines and across peoples drives. In this case, because of these ongoing problems in the area, on site car parking should be at the maximum level allowed for in the SPG i.e., 2 spaces for each of the 2 bed properties. This is clearly not achievable in the constraints of the site. It is request that the application be refused on the following grounds:

- i) It is an overdevelopment of a site which fails to respond to local character in its layout, scale, form massing and height and has an undue effect on the amenity of neighbouring properties by reason of the proposals overbearing effect, loss of privacy and noise and disturbance contrary to policy KP5 of the Cardiff LDP.
- ii) The proposals fail to meet the minimum overlooking distance of 10.5 m from habitable room window to garden area of a separate dwelling contrary to paragraph 4.9 of Infill Sites SPG November 2017.
- iii) The proposals fail to provide adequate and appropriate car parking contrary to Managing Transportation Impacts SPG July 2018 and will potentially lead to further rogue car parking in an area where this is already a known problem.
- iv) The proposals fail to provide adequate provision for the storage and collection of waste contrary to Policy W2 of the Cardiff LDP, para 6.1 of the Cardiff Infill Sites SPG November 2017, Waste Collection and Storage Facilities SPG October 2016.
- iv) The proposals fail to provide minimum cycle parking standards contrary to policy T5 of the Cardiff LDP and Managing Transportation Impacts SPG July 2018

7.10 The Occupier of 279A objects on the following grounds:

- i) Loss of light and overshadowing.
- ii) Loss of privacy due to the proposed windows and doors on the side elevation of the proposed property.
- iii) Scale and character of the proposed build is not in keeping with the surrounding properties.
- iv) The proposed layout and density of building design is too vast for the

plot size and would result in loss of trees and hedges that surround the property and adjacent property that are kept in place to help maintain character and privacy.

- v) Noise and disturbance resulting from the movement of the occupiers of the flats.
- vi) Parking is not adequate due to the proposed parking spaces allocated.

7.11 The Occupier of 279 objects on the following grounds:

- i) The proposed development appears contrary to long established policy to retain the scale and character of this part of Cyncoed Road.
- ii) The proposal will require the removal of trees and bushes typical of the arboreal privacy which characterises the area.
- iii) The proposal would look large for the plot size.
- iv) Loss of privacy from windows in the side elevation.
- v) Substantial overshadowing/loss of light
- vi) The proposal will inevitably add to parking difficulties in the road.

7.12 Local Members and neighbouring occupiers have been notified of amended plans. The following additional representations have been received:

7.13 Councillor Kelloway comments as follows in respect of the revised plans:

Whilst I welcome amended plans, I wish to object to the above application on behalf of neighbouring residents, on many of the same grounds:

- *The dimensions of the existing bungalow at 277 Cyncoed Road fit well on the site. The proposed development would be higher, wider and longer than the existing structure. The proposed development, by virtue of its scale and massing, would be an overdevelopment of the site and would have a dominating and overbearing impact upon neighbouring properties, to the detriment of the residential amenity of the occupants of those properties.*
- *The existing building at 277 Cyncoed Road integrates well into its street setting in so far as it does not impact adversely upon the quiet enjoyment by adjacent residents of their properties. The proposed development would represent a departure from this position. The increased width of the proposed building would bring it nearer to the boundaries and, by virtue of its increased height, would accentuate the dominating and overbearing effect of the building upon adjoining residents. The increased height of the structure would result in loss of light and have a shadowing effect upon neighbours' homes, gardens and outdoor recreation areas. 275A Cyncoed Road will greatly suffer as a result of this development as the property is a bungalow at a lower gradient than the proposed development.*
- *The greater intensification of use at the site of 277 Cyncoed Road by the creation of four households is likely to create an increased demand for off-street parking with the attendant noise and disturbance to nearby residents that will arise. The proposals fail to provide an adequate number of parking spaces for four, two bedroom apartments as the proposed development is situated next to the busy shops in Cyncoed village where congestion and illegal parking is already an issue. Cyncoed Road is a busy*

thoroughfare and, with future developments in North Cardiff, is likely to grow increasingly so. The building of a multi-apartment complex would feed additional vehicles onto Cyncoed Road, next to the busy junction with Sherbourne Avenue and is likely to further compromise road safety in the area.

- There is no indication of a proposed location for a bin or cycle store. The addition of these structures is likely to further erode the garden space and also the residential amenity of the neighbours, of their properties, by virtue of the noise and smells these will generate.*
- There is no mention of removal of shrubs and trees. I appreciate that the amended plans have included the presence of the Oak Tree at the rear of the property as neighbouring residents are passionately against its removal. Therefore, by virtue of the observations noted above, the development is likely to be of an un-neighbourly nature which will be detrimental to the amenity of other residents. I would also like to request a site visit.*

7.14 The occupier of 275 Cyncoed Road objects to the application for the following reasons (summary):

The proposed development represents both an overdevelopment and inappropriate development of the site in terms of the size of the building and the number of dwellings and likely number of occupants.

Most households have more than one car and a development of 4 apartments is likely to lead to a significant increase in on-road parking, in a place which is already heavily parked due to the proximity of local shops.

The increase in bins on the road side when there are collections would be significant and inappropriate.

The proposed building is also too large and out of character with the buildings around it. It would dominate and overshadow the dwellings on either side.

The front and rear elevation drawings fail to show any windows for the upper floor of the building. Side elevation drawings have not been provided but presumably would show the third storey windows that would overlook neighbouring dwellings.

7.15 Further representations have been submitted on behalf of the occupier of 275A Cyncoed Road. Whilst noting that the amended proposals are an improvement, the occupier objects for the following reasons (summary):

An overdevelopment and over intensification of use of a small site resulting in an unacceptable adverse effect on the amenity of occupiers of neighbouring properties.

The proposals extend 4.5 m beyond the rear building line over 2 storeys resulting in an overbearing impact on the garden and seating area of no.275A.

Waste storage facilities and sheltered cycle accommodation would presumably have to be located to the rear of the property and would further erode the rear

garden space and cause noise and disturbance. In addition, it would be necessary for occupiers of the upper storey flats to access such facilities (if provided) by walking past bedroom windows of the properties on the ground floor.

The application site is located on a busy road where car parking is restricted and there is an ongoing problem with rogue parking on pavements and across people's drives. In the area, on site car parking should be at the maximum level allowed for in the SPG i.e. 2 spaces for each of the 2 bed properties.

7.16 The occupier of 358 Cyncoed Road comments that her original objections still apply.

7.17 The occupiers of 36 Bryngwyn Road object to the amended plans stating that their previous concerns remain:
The scale of the building is too large for the plot and would result in loss of privacy.
Loss of established trees.
Insufficient parking provision adding to an ongoing problem for local residents.

7.18 The occupier of 34 Bryngwyn Road objects to the application for the following reasons:

The scale of the building is still too large for the plot and not in keeping with buildings to the south along Cyncoed Road;
The proposed building is on ground which is at a higher level than no.34 Bryngwyn Road and which would be overlooked resulting in loss of privacy;
There will inevitably be loss of trees to the rear of the site leading to loss of privacy.
Parking arrangements for the proposed flats remain inadequate and will lead to more parking congestion on Cyncoed Road and overspill into adjacent streets.

7.19 The occupiers of 275A Cyncoed Road consider the amended proposals still constitute an overdevelopment and over-intensification of the site resulting in an unacceptable adverse effect on their privacy and the occupiers of neighbouring properties. The occupiers consider that the lack of on-street parking has not been addressed and that the proposed bin/cycle store and car parking arrangement would cause amenity issues.

In summary, they ask that the application be refused on the grounds that it is a massive overdevelopment, it does not provide the necessary car parking requirements and would result in a lack of privacy to the occupiers of the ground floor apartments.

7.20 The occupier of 279 Cyncoed Road objects to the amended plans for the following reasons (summary):

i) The scale of the proposed development looks large for the plot size and looks to be an overdevelopment for a small site with close by neighbouring properties.

ii) The proposed development of four apartments would result in a substantial overshadowing and loss of light as well as a loss of privacy.

iii) There are already huge issues with parking and congestion around the Cyncoed Village area and the proposed development does not provide adequate car parking spaces for the potential number of people who could occupy the proposed apartments.

iv) It does not appear from the plans that any cycle, general and garden waste storage facilities have been provided. If not the bins are placed at the front of the property this is likely to hinder the tightly planned car parking spaces at the front of the building.

v) The loss of trees and bushes planned for the development is not in keeping with the arboreal privacy which characterises the area and leads to a considerable loss of privacy for nearby neighbours.

7.21 The occupier of 4 Heol y Cadno, Thornhill objects to the application stating that as a regular visitor to the area she has noticed a severe increase in congestion and rogue parking within Cyncoed Village. The occupier considers that the introduction of four new apartments will to have a negative effect upon the local residents. She also comments that the development appears out of character for the area as well impacting the privacy for nearby residents.

7.22 The occupier of 279A Cyncoed Road states that the previous objections submitted to the proposed development remain.

7.23 The daughter of the occupier of the adjacent ground floor flat objects on the following grounds :

- (i) loss of light;
- (ii) increased flow of cars / parking issues;
- (iii) increased noise;
- (iv) out of keeping with neighbouring properties.

7.24 The occupier of 30 Bryn Gwyn Road notes the reduction in the footprint of the proposed development but re-affirms his previous objections. In summary, he requests that the application is refused and that any development on the site is restricted to ensure that it does not prejudice the privacy, light and greenery currently enjoyed by residents of Bryn Gwyn Road and Cyncoed Road; increase the on-street parking in Cyncoed Village; or set a precedent which will fundamentally alter the nature and character of the properties which comprise Cyncoed Village.

8. **ANALYSIS**

8.1 This planning application relates to the former Cyncoed Consulting Rooms at 277 Cyncoed Road which have relocated to the Cyncoed Medical Centre at Dartington Drive, Pontprennau. The vacant premises comprises a single storey former dwelling which was converted to medical use following the grant of planning permission in 1995. The current planning application seeks to

demolish the existing structure and redevelop the site.

- 8.2 As initially submitted, the application proposed a building containing 6no.flats. However, following discussions with the agent, the scheme has been revised with a view to achieving a more acceptable form of development on the site. The amended scheme reduces the proposed development to 4no.two bedroom flats occupying a building with a smaller footprint. The application is made in outline with layout, means of access and scale to be considered at this time. The appearance of the building and landscaping are reserved for future approval.
- 8.3 The application site falls within the settlement boundary as defined by the Local Development Plan proposals map with no specific policy designation or allocation. The character and context of the area is predominantly residential in nature. Policy C2: *Protection of Existing Community Facilities* permits the loss or change of use of buildings currently or last used for community facilities if an alternative facility of at least equal quality and scale to meet community needs is available or will be provided within the vicinity or, it can be demonstrated that the existing provision is surplus to the needs of the community.
- 8.4 Policy H6: *Change of Use or Redevelopment to Residential Use* permits the change of use of redundant premises or redevelopment of redundant previously developed land for residential uses 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) necessary community and transportation facilities are accessible or can be readily provided or improved, and, iv) it can be demonstrate that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.
- 8.4 The medical practice which occupied the consulting rooms has moved to the Cyncoed Medical Centre at Dartington Drive and therefore the consulting rooms are surplus to requirements. Assessed against the above policy framework and given the application if for residential accommodation in a residential area, the application raises no land use policy concerns.
- 8.5 The main planning issues are considered to relate to:
- (i) the effects of the proposed development on the character and appearance of the street scene and the general amenities of neighbouring occupiers;
 - (ii) whether the proposed development will provide an acceptable living environment for prospective occupiers;
 - (iii) parking/highway safety;
 - (iv) landscaping and nature conservation interests;
- 8.3 Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan states that... *all new development will be required to be of*

a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by (inter alia):

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

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

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

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

8.6 At paragraph 3.5 the SPG states that:

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

8.7 At paragraph 3.12, the SPG states that:

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

8.8 At paragraph 3.15 the SPG states that:

The spaces between adjacent buildings often have as much impact on the character of the area as the form of the buildings themselves. Plots must be of sufficient width to accommodate buildings that fit well into the street scene and provide adequate visual separation where appropriate.

8.9 At paragraph 3.16 the SPG states that:

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

8.10 At paragraph 4.11 the SPG states that:

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

8.12 At paragraph 3.41 the SPG states that:

Where car parking is necessary, provision should be effectively incorporated into the design of the development as a whole and should not be introduced later. Proposals which create car-dominated frontages that harm the street scene and/or create blank frontages at the ground floor will not be accepted.

8.13 The application site lies between nos.279/279A Cyncoed Road to the north; a two storey semi-detached building containing 2no.flats, and, no. 275A Cyncoed Road to the south; an infill single storey dwelling. In urban design terms, there is considered to be no objection to the replacement of the existing building with a block of the scale proposed; The structure would be similar in scale to the existing two storey block to the north and whilst the appearance of proposed development remains a reserved matter, the illustrative drawing shows a traditionally designed, hipped roof building with two gable elements projecting from the front roof plane which would sit reasonably well within the street scene.

8.14 The layout respects the building line along this side of Cyncoed Road and the amended layout permits the retention of sections of laurel hedging along the side boundaries of the site and provides for soft landscaping along the back edge of footway.

8.15 The likely impact of the proposed development on the living conditions of neighbouring occupiers has been carefully considered and the original plans have been revised with a view to improving this relationship.

8.16 With regard to privacy, the Council's Infill Sites SPG advises that a minimum of 21.0 metres should be maintained between principal habitable room windows to ensure adequate privacy for the occupiers of proposed buildings as well as for neighbouring properties. The SPG also advises that the minimum overlooking distance from habitable room windows to a garden area of a separate dwelling should be 10.5 metres. As the appearance of the building remains a reserved matter, the detailed design of the structure and the arrangement of window openings shown on the submitted floor plan drawings should be considered indicative at this time. However, subject to the use of obscured glazing in the side elevation of the building, the proposed development would comply with this guidance.

8.17 A number of neighbouring occupiers have expressed their concerns that the development will result in the loss of privacy which they currently enjoy. The revisions will assist in mitigating the likely impact of the development. Although indicative, the submitted floor plans show how it would be possible to locate bathroom windows at first floor level, next to the boundaries with the neighbouring properties on either side and such windows could be obscurely glazed. A degree of mutual overlooking between neighbouring dwellings is a common feature of suburban living (including areas of single storey

development where properties have extended into the roof-space). It is not considered that this relationship would be so unreasonable as to justify the refusal of the application on neighbour amenity grounds.

- 8.18 The application site adjoins the rear gardens of nos. 32 and 34 Bryn-Gwyn Road to the west. The proposed building is shown to be sited approximately 11.4 metres from this boundary at ground floor level and approximately 12.6 metres at first floor level. This separation distance is sufficient to meet the Council's privacy guidance with respect to overlooking from upper floor windows and should ensure the building will not be unreasonably dominating as far as it relates to the properties adjoining the site in Bryn-Gwyn Road.
- 8.20 Nos.279/279A Cyncoed Road, located to the north of the application site, contain several ground and first floor windows in the side elevation facing towards the application site. The ground floor flat contains a clear glazed window serving a dining area. No. 275A Cyncoed Road located to the south contains a single window in its side elevation which is partially screened by boundary fencing.
- 8.21 The revised footprint and siting of the proposed building in relation to the neighbour properties is such that it is not considered that the proposal would impact unacceptably on light to habitable rooms to the extent that would support refusal of the application on this ground.
- 8.22 Although not afforded any statutory protection, the laurel hedge along the boundary with no.279/279A Cyncoed Road to the north is a beneficial feature both visually and as a privacy screen between both properties and the revised layout will now allow for its retention.
- 8.23 The application, as amended, proposes 4no.parking spaces, i.e., one space per flat and incorporates the provision/retention of some soft landscaping at the front of the site. The Transportation Officer, whilst noting the concerns of neighbouring and local residents, advises that he has no objections to application in terms of highway safety and off street parking provision, confirming that the proposal accords with the Council's Parking Guidelines (refer to paragraph 5.1) subject to conditions relating to the crossovers and the provision/retention of car and cycle parking. The application site is sustainably located with good access to public transport and access to local amenities. Regard should also be given to the former use of the site as medical consulting rooms.
- 8.24 With regard to the prospective living environment for future occupiers, although the application is outline at this stage, the illustrative plans demonstrate how 4no.flats will have acceptable internal living space and outlook.
- 8.25 The Infill Sites SPG advises at paragraph 4.5 that *'Houses and ground floor flats that will serve as family accommodation should include enclosed and secure private amenity areas. Depending on context, such amenity areas should measure at least 10.5m in depth or 50m² overall.'*

- 8.26 The Cardiff Residential Design Guide SPG advises that *'for communal gardens, a minimum area of 75m² should be provided for up to 5 units with an additional 10m² for each additional unit. Communal gardens should be clearly defined, secure and private, accessible to all occupants and integral to the form and character of the development.'* The proposed shared amenity space, measures approximately 160.0 sq. metres, is considered to comply with this guidance.
- 8.27 No technical objections have been raised by Welsh Water/Dwr Cymru or by the Council's Drainage, Ecology and Tree Officers subject to conditions/informatives.
- 8.28 The application, as amended, is recommended for approval subject to appropriate conditions.

9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998*

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

9.2 *Equality Act 2010*

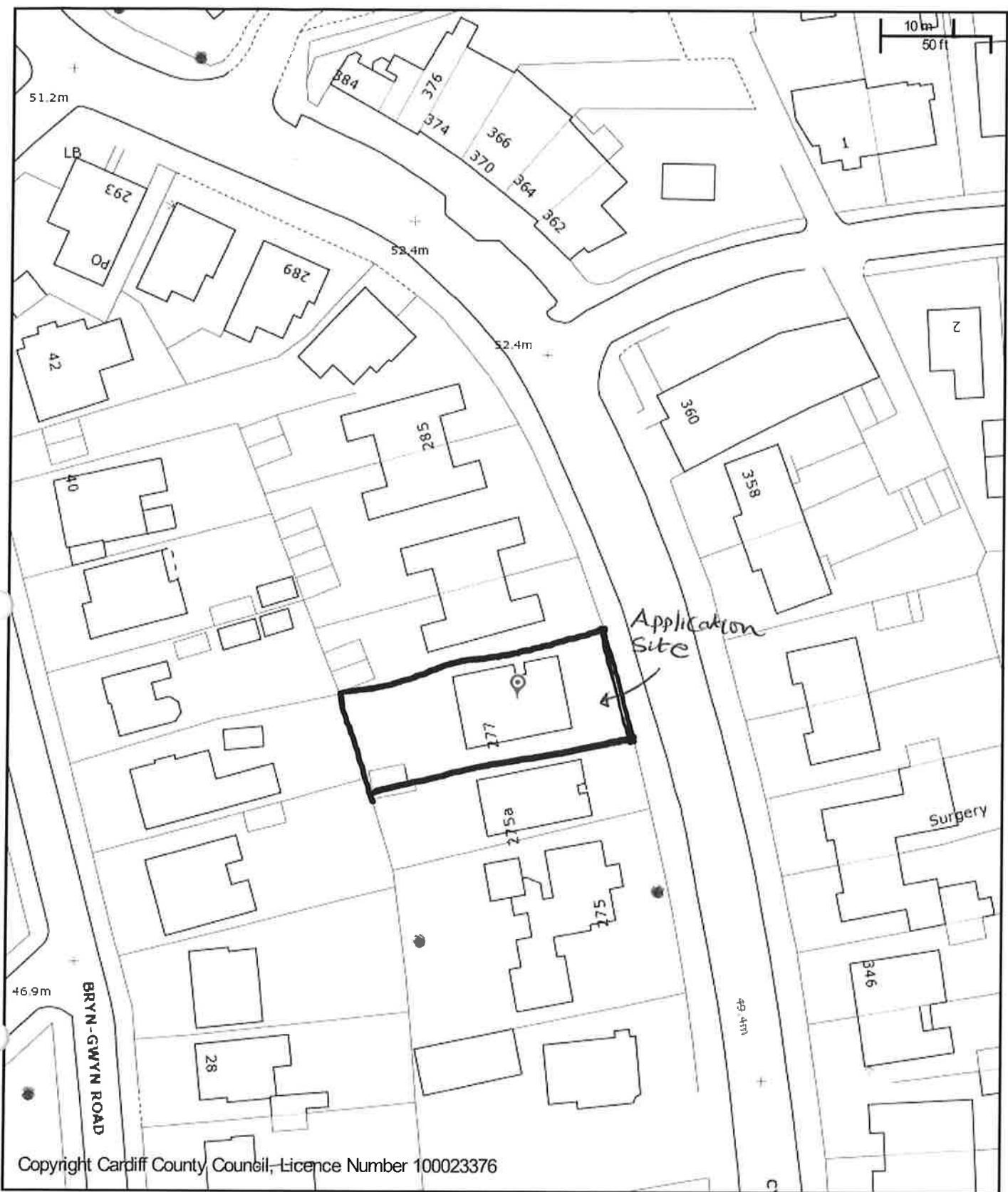
The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in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

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

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

9.4 *Environment (Wales) Act 2016*

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



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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

Scale: 1:708

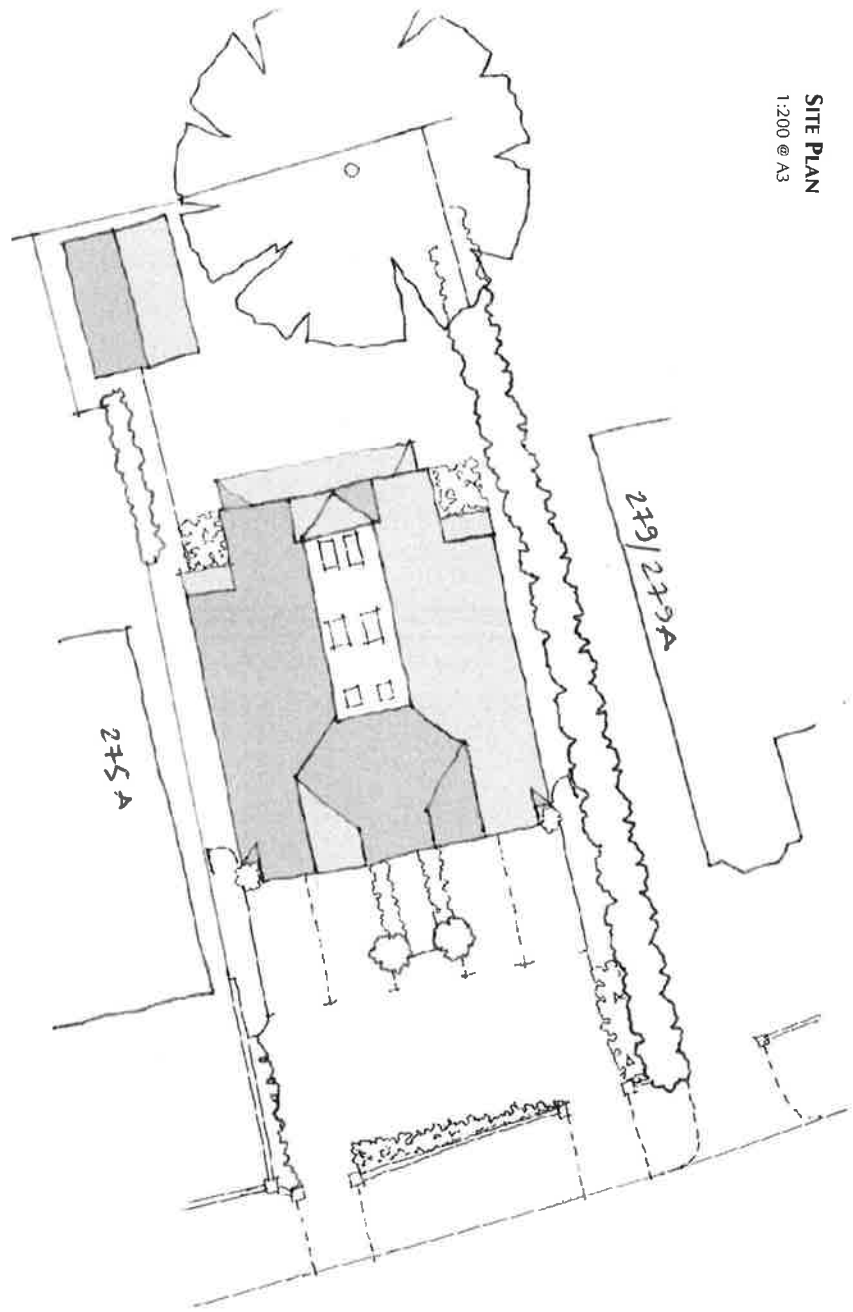
Date: 3/7/2019 at 9:32 AM

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Ordnance Survey 100023376 (2014).



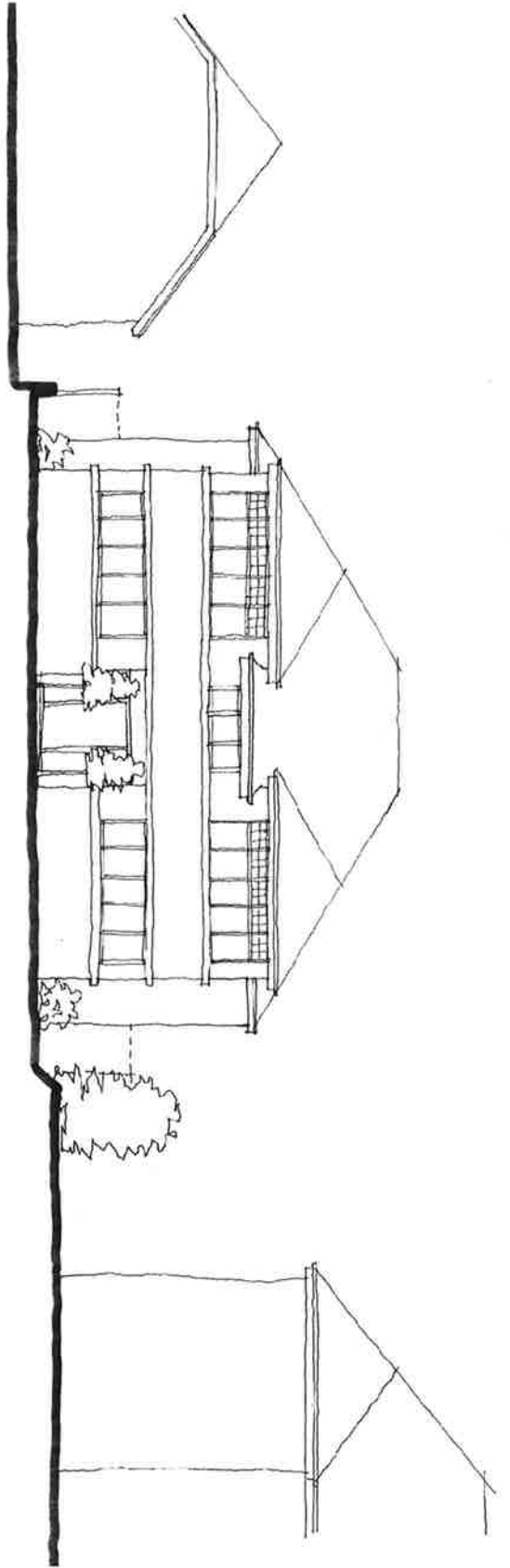
Rev A: Size of Building reduced, car parking and forecourt redesigned.

PROPOSED APARTMENTS: 277 Cyncoed Road, Cardiff
Proposed Site Plan

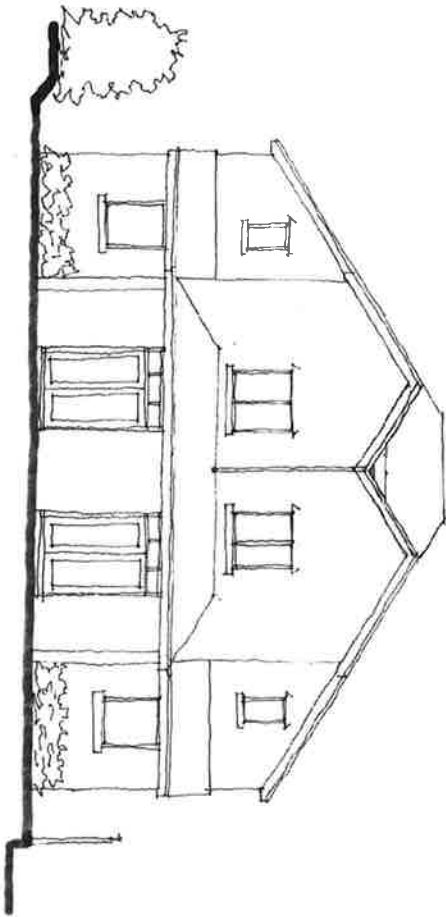
DRAWING NO.	REV.
1912_05	A

Scale As indicated

FRONT ELEVATION TO STREET
For illustrative purposes only



REAR ELEVATION TO GARDEN
For illustrative purposes only



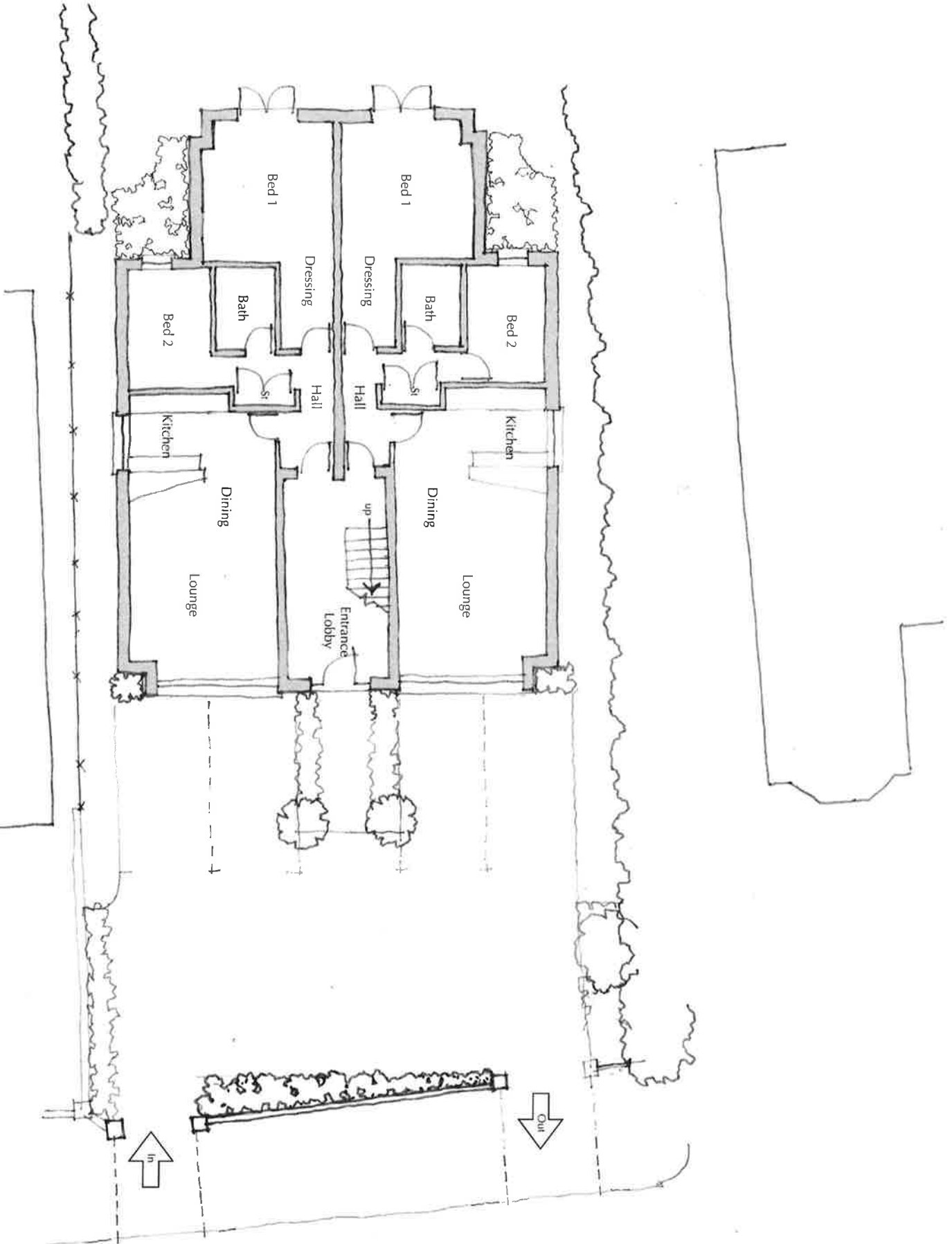
Rev. A: Front Elevation amended

PROPOSED APARTMENTS: 277 Cyncoed Road, Cardiff
Proposed Elevations

DRAWING NO.	REV.
1912_08	A

Scale 1:100@A3

Note these floor plans are for illustrative purposes only

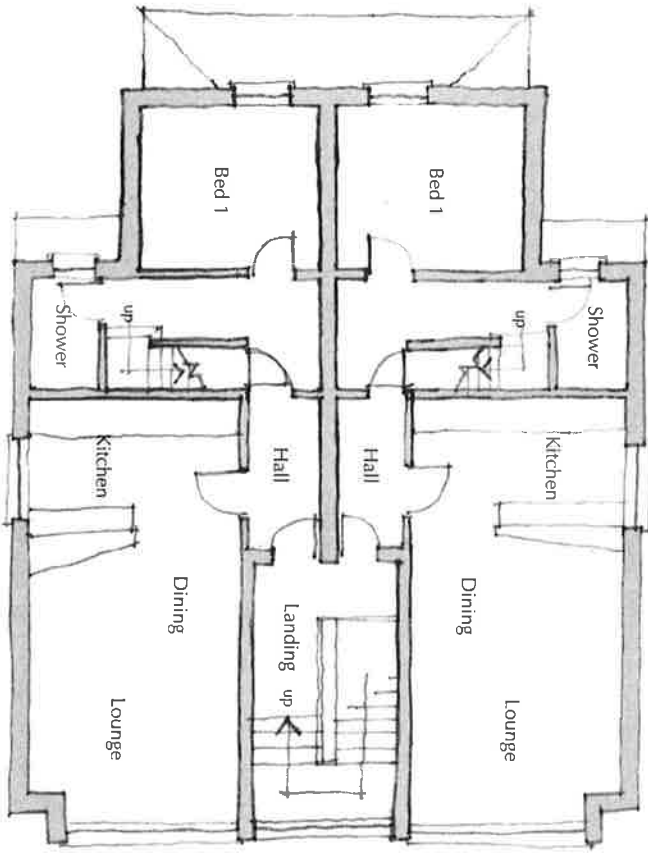


Rev A: Size of Building reduced, car parking and forecourt redesigned.

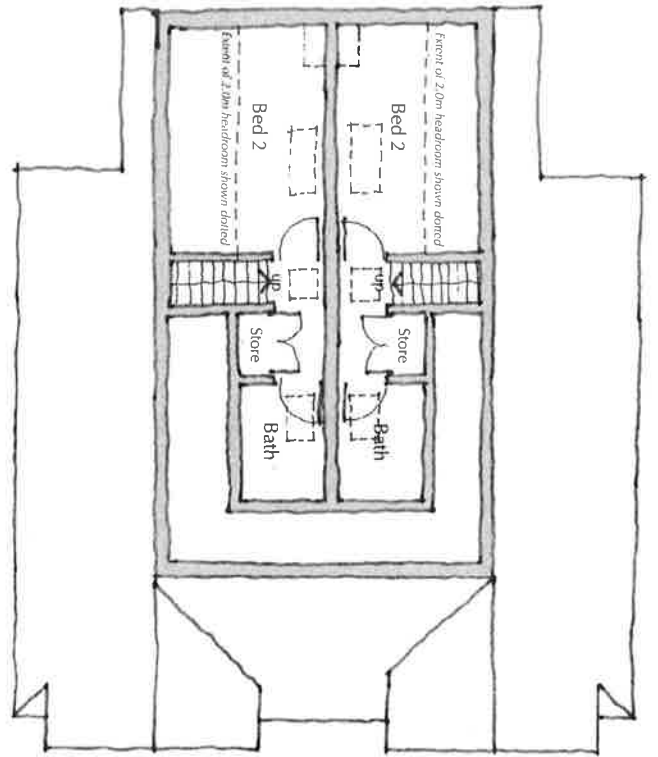
PROPOSED APARTMENTS: 277 Cyncoed Road, Cardiff
Proposed Ground Floor Plan

DRAWING NO.	REV.
1912_06	A

Scale 1:100 @ A3



FIRST FLOOR PLAN
For illustrative purposes only



SECOND FLOOR PLAN
For illustrative purposes only

PROPOSED APARTMENTS: 277 Cyncoed Road, Cardiff
 Proposed First & Second Floor Plans

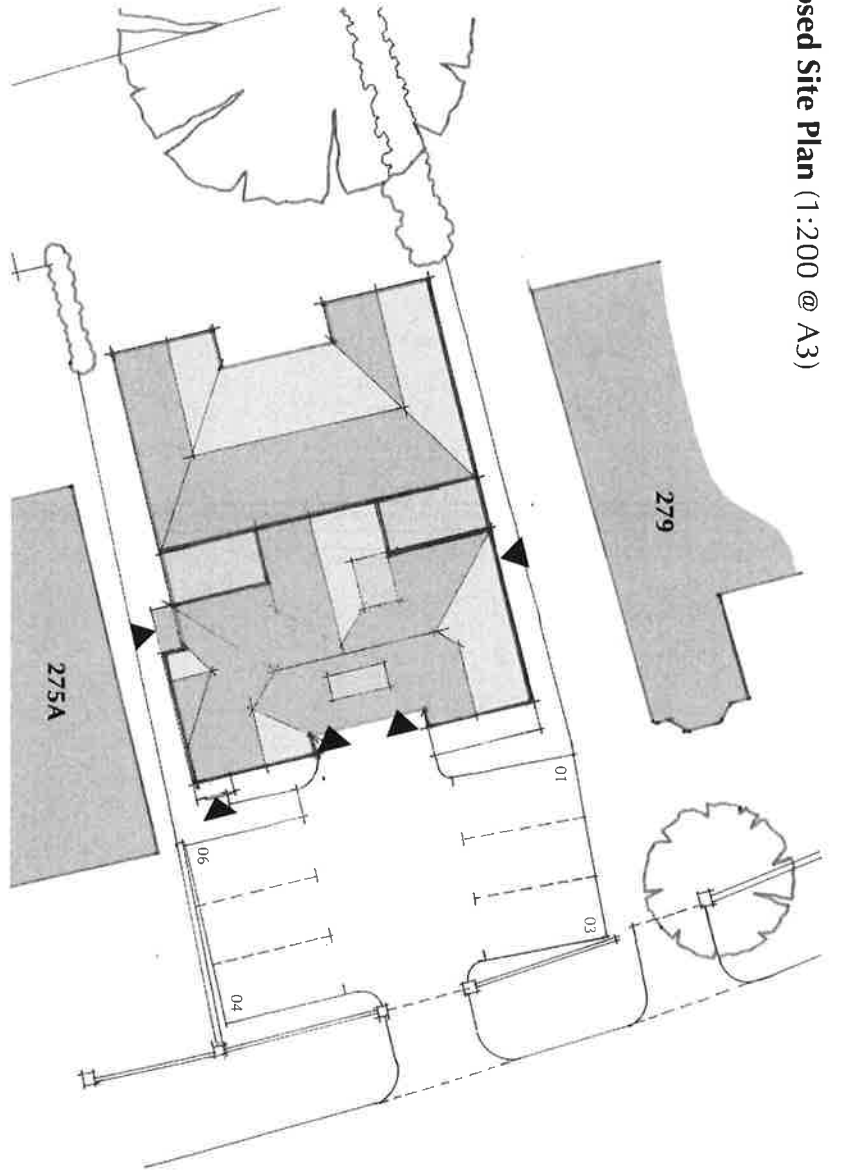
Rev. A: Rear Elevation amended

DRAWING NO.	REV.
1912 07	A

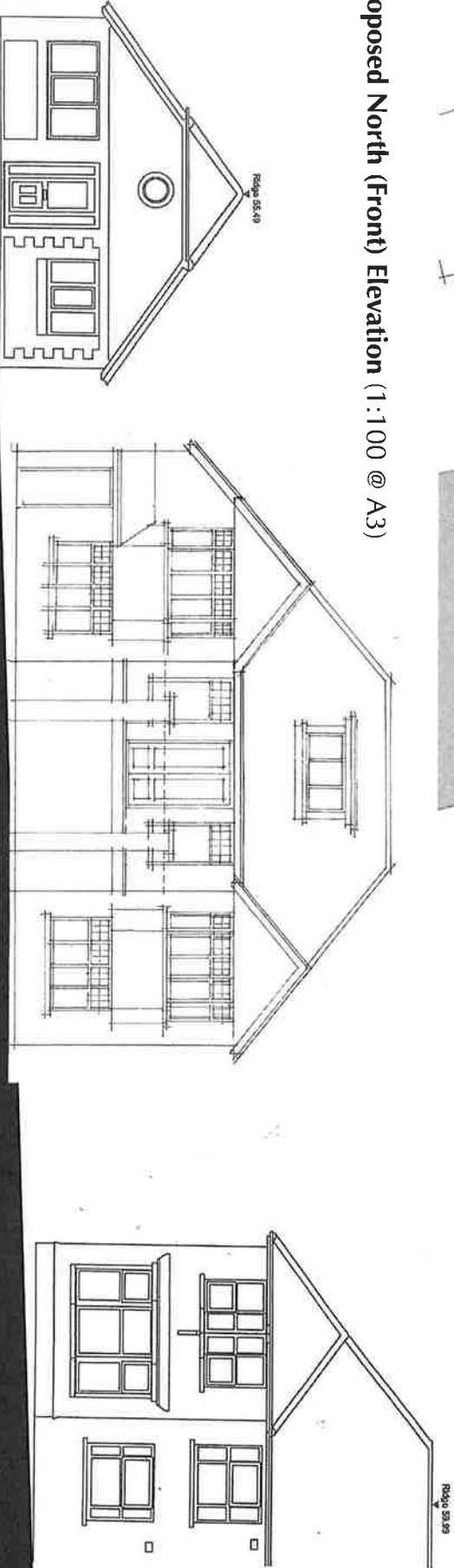
Scale 1:100 @ A3

Proposed Site Plan (1:200 @ A3)

*Application before
revision.*



Proposed North (Front) Elevation (1:100 @ A3)

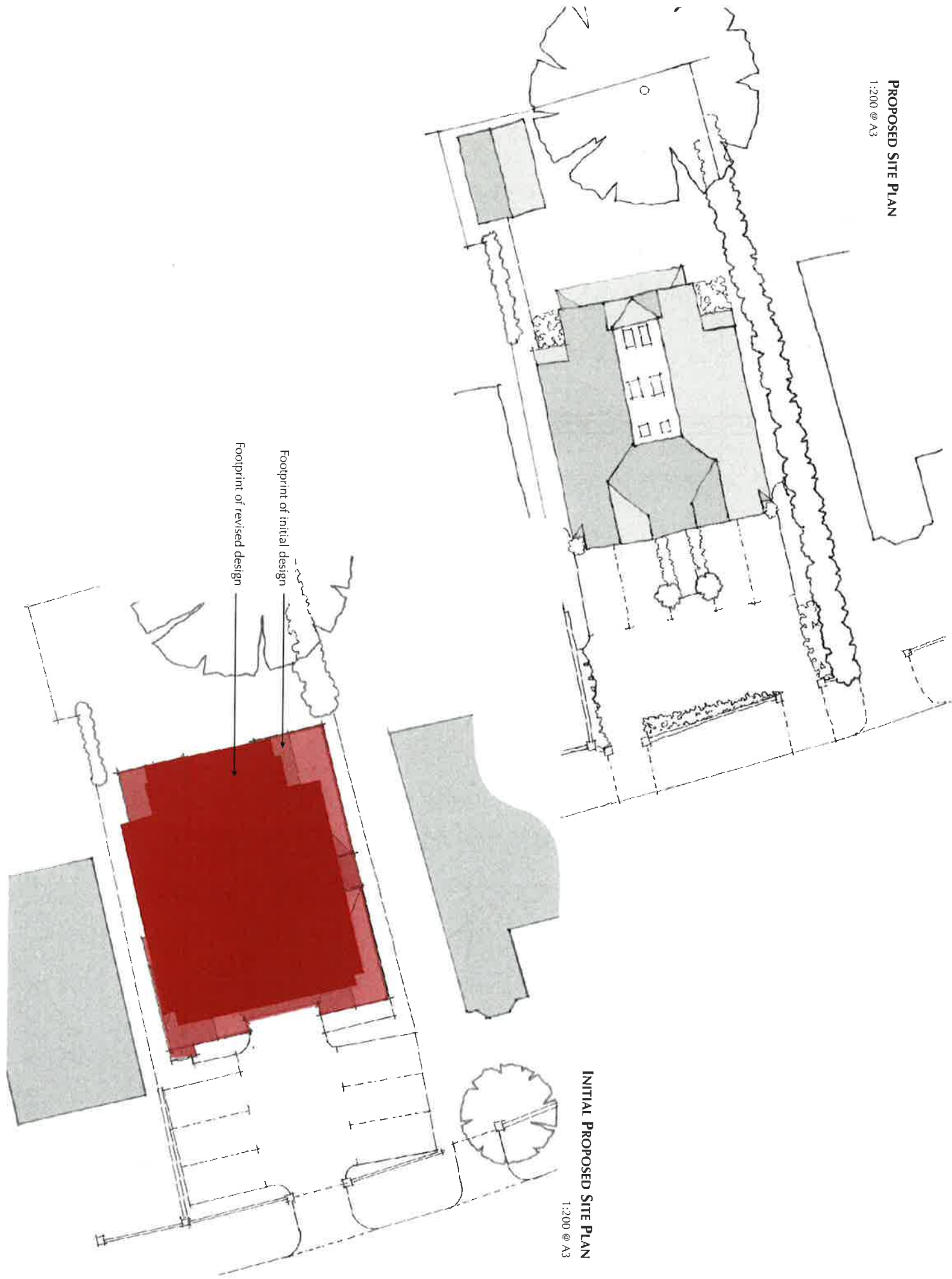


PROPOSED APARTMENTS: 277 Cyncoed Road, Cardiff

Proposed Site Plan & North (Front) Elevation

DRAWING NO.	REV.
1912_05	

Scale As indicated



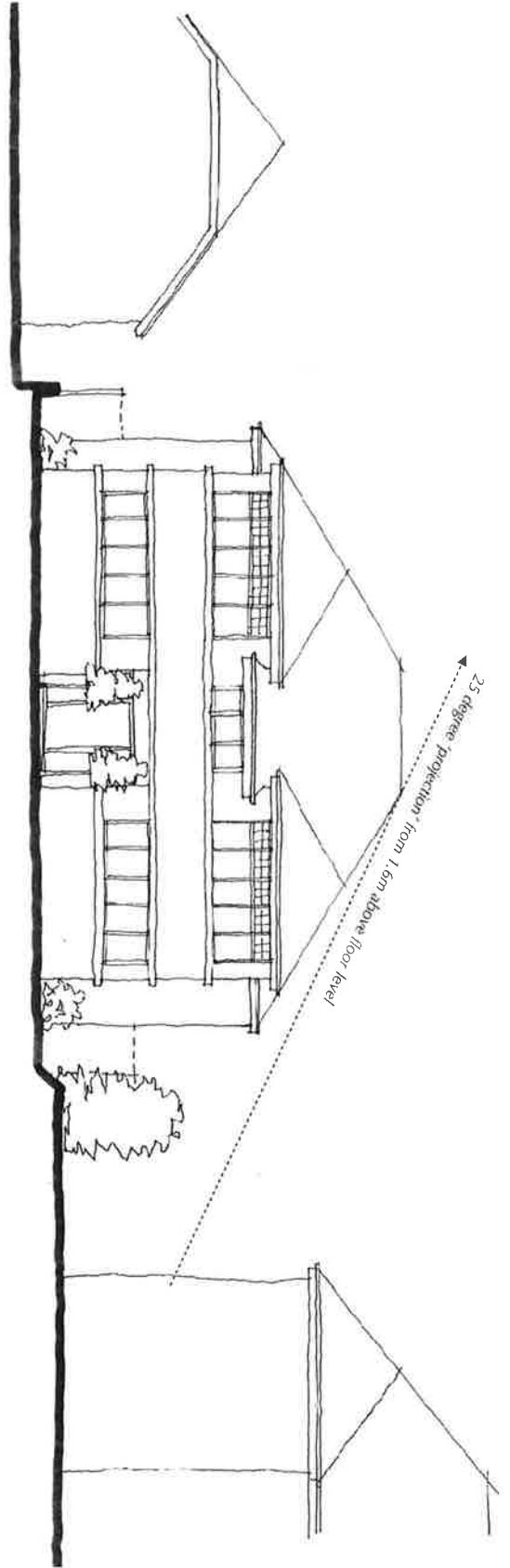
INITIAL PROPOSED SITE PLAN
1:200 @ A3

PROPOSED APARTMENTS: 277 Cyncoed Road, Cardiff
Development Analysis

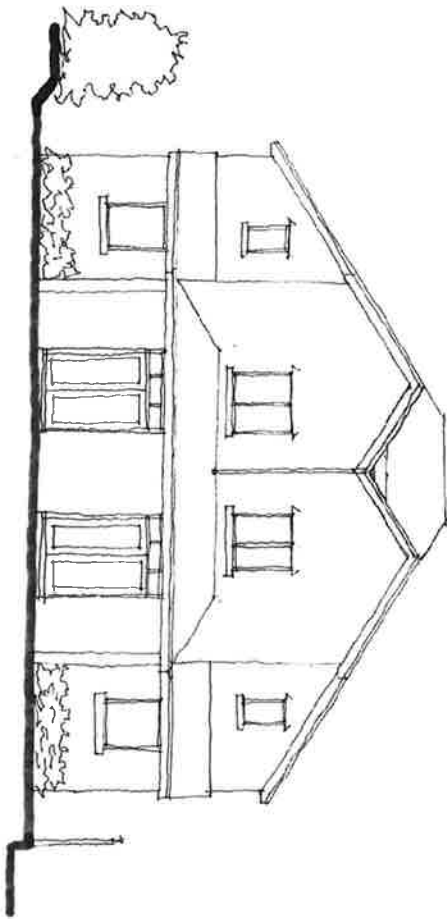
DRAWING NO. 1912_10 REV.

Scale As indicated

FRONT ELEVATION TO STREET
For illustrative purposes only



REAR ELEVATION TO GARDEN
For illustrative purposes only



LOCAL MEMBER & MP OBJECTIONS & AM CONCERNS

COMMITTEE DATE: 17/07/2019

APPLICATION No. **19/00017/MNR** DATE RECEIVED: 04/01/2019ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: Mr & Mrs McCloskey

LOCATION: 160-166 Strathnairn Street, Roath, Cardiff, CF24 3JQ

PROPOSAL: DEMOLITION OF ALL EXISTING BUILDINGS AND
CONSTRUCTION OF 10 SELF CONTAINED APARTMENTS (7 X
1 BED / 3 X 2 BED) WITH ONSITE AMENITY, CYCLE STORAGE
AND REFUSE STORES**RECOMMENDATION 1:** That planning permission be **GRANTED** subject to the following conditions:

- 1 The development permitted shall be begun before the expiration of three years from the date of this planning permission.
Reason: Planning permission is specifically granted based on the assessed current viability of the development.
- 2 The development shall be carried out in accordance with the approved drawings numbered AL(0)05F; AL(0)06C; AL(0)07E; AL(0)08F; AL(0)09F.
Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.
- 3 No development excluding demolition shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory finished appearance to the building, in accordance with Policy KP5 of the Local Development Plan.
- 4 No development excluding demolition 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.

- 5 Prior to occupation of the flats hereby approved, refuse storage shall be provided externally and shall thereafter be retained.
Reason: To secure an orderly form of development and to protect the amenities of the area in accordance with Policy W2 of the Local Development Plan.
- 6 Prior to occupation of the flats hereby approved undercover and secure cycle storage shall be provided to accommodate at least 13 cycles in accordance with drawing numbered AL(0)05F and shall thereafter be retained.
Reason: To ensure that secure and undercover cycle parking facilities are provided to encourage other modes of transport over the private car, in accordance with Policy T5 of the Local Development Plan.
- 7 The first and second floor windows in the south and west elevations shall be non-opening below a height of 1.7m above internal floor level and glazed with obscure glass, and thereafter be retained.
Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the Local Development Plan.

RECOMMENDATION 2: R1 – construction site noise.

RECOMMENDATION 3: Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If bats are found during works, or if any evidence that bats are using the site as a roost is found, work should cease and Natural Resources Wales should be contacted immediately.

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

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228

RECOMMENDATION 4: The applicant is advised that incoming residents will not be eligible to receive resident parking permits in the adjacent streets.

RECOMMENDATION 5: The bin store doors should open outwards with a clear opening of 1.5m.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks planning permission to demolish four adjoining two storey terraced dwellings and a two storey coach house, and construct a new building accommodating 10 flats.
- 1.2 The proposed building would measure 15m long by 10m deep along the Strathnairn Street elevation and 19.8m long by up to 9.8m deep along the Cottrell Road elevation. It would have a pitched roof 6.5m high at eaves and 9m at ridge facing Strathnairn Street, the Strathnairn Street elevation would incorporate a gable projecting 1m forward at its east end 6.7m high at eaves and 9.2m at ridge. It would have a pitched roof 5m high at eaves and 8.1m at ridge facing Cottrell Road, the Cottrell Road elevation would incorporate a 2.5m step forward towards its south end and a gable projecting 1m forward at its south end 5m high at eaves and 7.3m at ridge. Two 0.8m tall flat roofed dormer window gables are proposed in the Strathnairn Street elevation. The external walls would be finished in red facing brickwork at upper levels, timber boarding and painted render to the ground floor street facing elevations, the roof would be of slates.
- 1.3 A private communal external area would be provided at the rear, accommodating an external amenity area of 65 square metres, and cycle and refuse stores would be accommodated externally at the west side, accessible by all flats externally. Access to the external area would be provided by external side passages from Strathnairn Street and Cottrell Road, both enclosed by 2.3m high gate enclosures.
- 1.4 Internally the accommodation would comprise of four flats within the ground and first floor levels, and two flats at second floor level. All flats would be accessed via a communal entrance from Strathnairn Street.
- 1.5 The application as originally submitted proposed large square windows facing Strathnairn Street and Cottrell Road which would have provided minimal privacy to residents. The architect has revised the scheme to include narrower windows with a narrower field of view to overcome address the concern raised.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises four adjoining two storey terraced dwellings on the south side of Strathnairn Street adjacent to the junction with Cottrell Road, and a two storey coach house on the west side of Cottrell Road.

3. **SITE HISTORY**

- 3.1 18/01018/MNR – planning application for demolition of all existing buildings. construction of 9 self-contained apartments over 3 storeys, on site refuse & cycle storage facilities, application withdrawn.

4. **POLICY FRAMEWORK**

4.1 **Relevant National Planning Guidance:**

Planning Policy Wales (Edition 10, 2018)
Technical Advice Note 12: Design

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

Policy KP5 (Good Quality and Sustainable Design)
Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
Policy H3 (Affordable Housing)
Policy T5 (Managing Transport Impacts)
Policy W2 (Provision for Waste Management Facilities in Development)
Policy KP5 (Good Quality and Sustainable Design)

4.3 **Relevant Supplementary Planning Guidance**

Infill Sites (2011)
Managing Transportation Impacts (Incorporating Parking Standards) 2018.
Waste Collection and Storage Facilities (2016).
Planning Obligations (2017).

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Transportation – the submission has been assessed and is considered to be acceptable in principle subject to the standard cycle parking condition for a minimum of one cycle space per bedroom across the development. The adopted ‘Managing Transportation Impacts (Incorporating Parking Standards)’ Supplementary Planning Guidance allows for a maximum of one car parking space per dwelling (there is no minimum) for residential development in the central area, as such zero on-site provision as applied for is considered to be policy compliant. In considering any possible car parking requirement or moving traffic impact it must be borne in mind that the existing dwellings, to be demolished to accommodate the proposed development, provides a total of 15 bedrooms over four terraced houses (two and three story). In contrast the proposed ten flats are made up of smaller one and two bed units in a stand-alone three storey building, amounting to a total of 13 beds, two less than the currently existing number. It is also noted that there is a detached two storey ‘coach house’ garage associated with no. 66 Cottrell Road which is capable of being converted into an additional dwelling, potentially adding to the quantum of existing development. The site is also adjacent to a vibrant district centre with easy direct access to a range of shops, services, employment, entertainment, etc. opportunities that such a location affords. The site also has very good access to high frequency bus public transport services, located within 120m on Albany Road, and Cardiff’s cycle network. The site is therefore considered to be in an extremely sustainable location in transport terms, reducing the reliance on private car ownership and use of the same for everyday trips. Given the Policy compliant nature of the proposals and sustainable location of the site I would conclude that any objection on parking

or traffic grounds would be unsustainable, and any reason for refusal on these basis would not withstand challenge. I therefore have no objection to the application subject to the requested cycle parking conditions and noted recommendations.

- 5.2 Parks Services – Having reviewed the proposals the net increase in accommodation being provided is less than 9 units and therefore this fails below the threshold for an off-site public open space contribution.
- 5.3 Neighbourhood Renewal (Affordable Housing) – In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 10 units (2 units) is sought on this brown-field site. Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements. However, given the proposed design of the scheme, we would be prepared to accept a financial contribution in lieu of on-site affordable housing provision. On that basis of the above, we would seek a financial contribution of £138,852 in lieu of 2 x 1 bedroom apartments) which is calculated in accordance with the formula in the Planning Obligations– Supplementary Planning Guidance (SPG)(2017).
- 5.4 Waste Management – The bin storage area indicated within the current site plan is acceptable, however a designated area for the storage of bulky waste is now a compulsory element of all communal bin stores. There must be a designated area where bulky items such as mattresses can be left, with appropriate access to allow Council collection crews to remove. This separate area will prevent unwanted bulky waste being left in the communal bin store and therefore impede the collection of the weekly/fortnightly collection of bins. Please submit new plans showing the bulky waste storage area. Until this information is received Waste Management would oppose this development. Please ensure the refuse storage area is large enough to accommodate the following recommended provisions for 10 apartments: Dry Recyclables: 1 x 1100 litre bulk bins; General waste: 1 x 1100 litre bulk bins; Food Waste: 1 x 240 litre bin. The developer is advised; as bulk containers are specified 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. 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 717504. Refuse storage, once implemented, must be retained for future use. Further to submission of a revised plan showing an area for bulky waste, Waste Management have confirmed that the bulky waste area is acceptable. The bin store doors should have double doors that open outwards, with a clear opening of 1.5m. The side entrance and path also needs to be wide enough for the bins to be able to manoeuvred to the kerb with ease.

- 5.5 Ecology – In the light of my comments on the previous application and the fact that these buildings are a borderline case with respect to the criteria set out in our SPG, a reasonable approach would be to attach an advisory note to any consent, which warns the applicant of the potential for the presence of bats, and of what to do if bats are found during works. The applicant may take the view that, in order to protect themselves against a potential prosecution resulting from destruction of a bat roost, if one were present, then it would be prudent to seek professional advice and commission a preliminary bat survey.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water – We have reviewed the information submitted as part of this application and note that the intention is to drain both foul and surface water to the mains sewer for which we can only comment on the acceptability of the foul water proposal at this stage. In the absence of a surface water strategy in which an assessment is undertaken to explore the potential to dispose of surface water by sustainable means, we cannot support the application in full. Secondly a review of the public sewer record indicates that the proposed site is crossed by a public sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No development (including the raising or lowering of ground levels) will be permitted within 3 metres either side of the centreline of the public sewer. Finally, no new connection shall be made to the 975x600mm in either Strathnairn Street or Cottrell Road. Therefore, request a condition that no development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority.
- 6.2 South Wales Police – Analysis has shown that overall crime in the vicinity adjacent to the proposed development is as follows: Strathnairn Street is located within the local authority Ward of Plasnewydd. During a period between January 2018 and January 2019, there were 4926 incidents reported to South Wales Police within the Plasnewydd Ward. This is very high when compared to other areas of Cardiff. Over that same period there were 106 incidents reported to South Wales Police in the near vicinity of the proposed development. These include 15 violent incidents, 9 thefts, 9 incidents of anti-social behaviour, 4 burglaries and 4 damages. In order to address concerns regarding community safety and crime prevention, South Wales Police would recommend Secure by Design principles are adopted by developers in terms of design and layout.

7. **REPRESENTATIONS**

- 7.1 The application was publicised by letter and site notices. A petition of objection was received, signed by 50 residents with addresses in Cardiff, all of which are from addresses within the vicinity who could reasonably be affected by the matter. Full details are viewable online. However, the petition refers to previous planning application number 18/01018/MNR and the signatures are dated prior to the date the current application was submitted, therefore the petition is not valid for the current application.

7.2 Objections have been received from the following addresses:

- nos. 57, 66, 76, 79, 82, 84, 95, 98, 103, 105, 111, 114, 124, 127, 130, 142, 148, 150, 152, 158 Strathnairn Street.
- 118, 134, 138, 140, 142 Cottrell Road.
- 56, 77, 101, 104, 105, 106, 119, 120, 135, 149, 159, 161 Glenroy Street.
- 27 Connaught Road.
- 19 Daviot Street.
- 19 Iron Street.
- 9 Forest Oak Close.
- 3 Penally Road.

Full details are viewable online, their comments are summarised as follows:

- a) Overdevelopment/higher scale than surrounding streets, the development has increased since the previous proposal;*
- b) Effect on the character of the area;*
- c) Inadequate parking and traffic impact;*
- d) Loss of privacy/overlooking of adjoining properties;*
- e) Loss of light to adjoining properties;*
- f) Lack of amenity space, reduced since previous proposal;*
- g) Loss of historic buildings;*
- h) Loss of family accommodation;*
- i) Faster turnover of tenants;*
- j) Noise/air pollution during construction;*
- k) Noise/smell to adjoining property as a result of bin storage adjacent to adjoining garden;*
- l) Structural damage and loss of insulation to adjoining property following demolition;*
- m) Security of adjoining properties following demolition;*
- n) Risk to pedestrians including school children who walk past the site during demolition/construction;*
- o) Impact on wildlife/bats;*
- p) Precedent for similar developments within the area;*
- q) Devaluation of properties and effect on insurance premiums;*
- r) Impact upon health and wellbeing;*
- s) Potential asbestos from demolition;*
- t) Inadequate notification/publicity of the re-submitted application.*

7.3 Objections were also received in response to the publication of previous application (18/01018/MNR), for full transparency it is noted that objections to the previous application were received from the following additional addresses:

- nos. 77, 83, 93, 97, 113, 117, 119, 125, 152 Strathnairn Street.
- 150, 156 Cottrell Road.
- 151 Glenroy Street.
- 52 & 99 Keppoch Street
- 57 Arabella Street.

- 6 Africa Gardens.

7.4 Cllrs Peter Wong, Daniel De'Ath, and Mary McGarry object to the application, as follows:

We note that the applicant has submitted even more amended plans, published by Cardiff Council on 04/01/19. But wait! As they withdrew the previous application (18/01018/MNR), the Planning Team has now allocated them a new planning application number, despite there being very little substantive difference between these latest plans and the two previous iterations in regard to the main causes of concern in the objections. I note too in the PAC report, that in response to objections to the latest plans, it states "the Applicant considers no revision to the scheme were considered necessary" (para 1.10) Well that gives you everything you need to know about the applicant's respect for neighbours and the community. So further to our previous objections on 7th September and 10th June 2018 to this proposed development, under the previous application number 18/01018/MNR, we are writing again as local councillors to object on behalf of a large number of Plasnewydd constituents living in the surrounding area. Much like the previously amended plans, these newly amended plans do not address any of the key objections we had to the original plans. This latest proposal has even increased the number of flats from 9 to 10. Really? Does the applicant really think that what we as councillors, and all the residents who sent in objections were really clamouring for was a revised development with more flats squeezed onto the land's footprint. You can see quite clearly when you compare the latest site plan (AL(90)10 PROPOSED SITE PLAN REV D74332420000.PDF) with the previous version, the footprint of the development has got bigger! There is now no room along the side of the building for the refuse store/cycle spaces, and along the other side the space has been reduced to a tiny alleyway by the increased size of the building. This also means that the refuse store/cycle spaces has moved to where the amenity space was previously, cutting the previously planned amenity space in half, and removing all grass. The proposed development is still to demolish four perfectly good Victorian buildings and replace them with a three storey building that towers over the neighbouring properties, constituting an overdevelopment in the area and changing the character of the area. The lack of any on site car parking will have an even greater impact on local parking than the previous plans.

Overdevelopment and change of character to the area

A three storey development containing 10 flats, on such a small site in a built up area, where all other properties in the immediate area are on average only two story buildings is a considerable overdevelopment, and will be a detrimental change to the character of the area. LDP H5.22 states that developments should have "a lower visual impact on the street scene by preserving the existing frontage and respecting the character of an area." Strathnairn Street is a street of distinctive well used Victorian residential houses, and the proposal to remove 4 perfectly good houses currently in use to be replaced by 9 dwelling units in an already overcrowded residential area

means that this requirement is not met. Additionally as per KP5 of the LDP, none of the proposed development's scale, form, massing, height, density, colour, materials, detailing could be described as in keeping with the distinctive Victorian residential houses in the area, and certainly not in keeping with the local character and context of the built and landscape setting. The proposed development bears no resemblance to the distinctive local Victorian architecture, heritage or fabric of the area.

Impact on Neighbours

It can be clearly seen from the submitted plans that the roofline of the proposed development is higher than the height of the roofline of the entire residential houses in the surrounding area. The height of the proposed property will greatly overshadow the rooms and gardens of the neighbouring houses, blocking out natural light. This will also impact on neighbouring properties' privacy: the proposed flats on the higher levels will have a clear view into neighbour's gardens and rooms. The over development of Strathnairn Street and reducing family housing stock will have a significant detrimental effect on the local community, in contravention of LDP H5: i. The cumulative impact of such conversions will not adversely affect the amenity and/or the character of the area. And KP5 of the LDP: x. Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;

Lack of Amenity Space

The amenity space offered in the plans is even more non-existent compared to the last iteration of the proposed development, and clearly deficient for a development of 10 flats; in fact the amenity space has been cut in half (compared to the previous plans) to accommodate the refuse store/cycle spaces, as they can no longer fit into the side of the building due to the increase proposed size. The lack of grass shows that all pretence at amenity space has been removed.

Local Parking

The lack of any on site parking for a development of this size will mean this is still a significant additional burden on local parking in the surrounding streets. There is already pressure on parking from customers of the shops on Albany Road/Wellfield Road, and a large Primary School on the same street, making it difficult for residents to park, and a development with the potential for many additional cars would exacerbate the situation, with a knock on effect on all the neighbouring streets. This would create great inconvenience for the existing residents in the area in contravention of KP5 of the LDP: x. Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities.

7.5 Jo Stevens MP objects to the application, as follows:

I note these are new plans submitted on 04/01/2019, following the withdrawal

of the previous planning application (18/01018/MNR) after significant local opposition. There is very little difference between these latest plans and the two previous attempts when considering the main causes for concern from local residents.

A large number of my constituents who live near to the proposed development have contacted me again to express their objection to the plans, and frustration with the process. So further to my previous objections to this proposed development under application number 18/01018/MNR, I am writing again to object to the proposed development.

Much like the previously amended plans, these newly amended plans do not address any of the key objections we had to the original plans. This latest proposal actually causes further concern as the number of proposed properties has increased from 9 to 10.

I also note from the new plans that the footprint of the development is enlarged, meaning there is now no room along the side of the building for refuse/cycle spaces, and along the other side the space has been reduced to a small alleyway due to the increased size of the building. This also means that the refuse/cycle spaces have moved to where the amenity space was previously, cutting the previously planned amenity space in half, and removing the grass.

The proposed development is still to demolish four perfectly good Victorian buildings and replace them with a three storey building that towers over the neighbouring properties, constituting an overdevelopment in the area and changing the character of the area to its detriment. I have real concerns about the precedent that approving a proposal of this nature would set for the city.

A three storey development containing 10 flats on such a small site in a built up area, where all other properties in the immediate area are on average only two storey buildings is considerable overdevelopment, and will be a detrimental change to the character of the area. Strathnairn Street is a street of distinctive well used Victorian residential houses and the proposal to remove 4 perfectly useful houses currently in use, to be replaced by 10 dwelling units is excessive. Additionally as stated in KP5 of the LDP, none of the proposed development's scale, form, massing, height, density, colour, materials, detailing could be described as 'in keeping' with the area, and certainly not in keeping with the local character and context of the built and landscape setting. The proposed development bears no resemblance to the distinctive local Victorian architecture of the surrounding local area.

It is obvious from the submitted plans that the roofline of the proposed development is higher than the height of the roofline of the residential houses in the surrounding area. The height of the proposed development will overshadow the rooms and gardens of neighbouring houses – blocking out natural light and impacting on neighbouring properties' privacy. The proposed flats on the higher levels will have a clear view into neighbour's gardens.

The lack of an onsite parking for a development of this size will mean this is still a significant additional burden on local parking in the surrounding streets. There is already pressure on parking from customers of the shops on Albany Road/Wellfield Road, and a large primary School on the same street, making it difficult for residents to park, and a development with the potential for many additional cars would exacerbate the situation, with a knock on effect on all the neighbouring streets. This would cause great inconvenience for the existing residents in the area in contravention of KP5 of the LDP: x. Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities.

7.6 David Melding AM has commented on the application, summarised as follows:

I've been contacted by local residents regarding planning application 19/00017/MNR. They have highlighted to me a number of concerns about the proposal which include overlooking, parking and the design of the new building. Looking at the plans the design appears to be different to the existing local vernacular. In fact the application appears to have a very similar design to withdrawn application 18/01018/MNR. Therefore could I respectfully ask that the application is heard by the full planning committee (rather than decided under delegated powers) and that the committee undertake a site visit before reaching a decision to see if granting this application would set a local precedent.

8. **ANALYSIS**

8.1 Policy

National Planning policy encourages the provision of additional housing stock within previously developed or existing residential land. Paragraph 4.2.17 of Planning Policy Wales states that *'Maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites.'* Policy KP5 of the Local Development Plan is applicable to all new development and the Infill Sites SPG provides advice and summary with regard to infill development. Explanation of how the proposed development accords with policy and guidance is provided below.

8.2 Design

Policy KP5 of the Local Development Plan states that *'all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by: responding to the local character and context of the built and landscape setting so that the layout, scale, form, massing, height, density, colour, materials, detailing and impact upon the built and natural heritage are all addressed within development proposals.'* With regard to site redevelopment the Council's Infill Sites SPG paragraph 2.13 advises that *'It is important to strike a balance between maintaining the established positive character of a residential street and introduce additional housing. To avoid a town cramming*

effect, any proposals must: Maintain a useable amenity space or garden for new as well as any existing dwellings/occupiers; maintain an established spacing between buildings that respects the pattern of layout in the vicinity of the site; maintain appropriate scale and massing which respects buildings in the vicinity of the site; respect the frontage building line and respond to the existing street scene'. Paragraph 3.12 advises that 'Infill development needs to be sensitive to its immediate surroundings and respond well to the built context'.

It is considered that the proposed building would respond to the local character and context of the built setting by virtue of its scale, massing and height. Although the proposed building would be taller (1m) at eaves and ridge heights than the existing buildings facing Strathnairn Street, it is not considered that the proposed height would cause harm to the street scene having regard that it would be detached from the existing terrace by 1.2m and accordingly present itself as a 'bookend' feature to the terrace due to its setting at the end of the terrace. A limited height increase at corner locations is supported in this manner. The proposed building facing Cottrell Road would be appropriately sub-ordinate to the main elevation facing Strathnairn Street, respecting the street scene of Cottrell Road by virtue of the lower height towards the south end of this elevation which would be no higher than the eaves of the rear annexe of the existing corner building. The proposed scale is therefore considered acceptable in relation to the existing buildings.

The proposed front facing dormer window gables to Strathnairn Street are considered appropriate having regard that they would be of minimal height in relation to the roof slope. The proposed materials are considered appropriate having regard that a mixture of stone, render and brick materials are used within the locality. Accordingly, it is considered that the proposal is compliant with Policy KP5 and the Infill Sites SPG.

8.3 Residential Amenity

The proposed building would be set back from the boundary with no. 158 Strathnairn Street by a similar distance (1.2m) as the existing two storey rear annexe of no. 160 and would project by 1.3m less to the south than the existing two storey annexe. The main element would be set back from the boundary with nos. 153, 155, 157, 159, 161 & 163 Glenroy Street by 10m and the gable end of the element along Cottrell Road would be set away from the southern boundary by a greater distance (1.4m) than the existing two storey coach house which directly adjoins that boundary. In addition it is noted that there is an existing single storey garage adjacent to half of the southern boundary and the proposed building would be orientated to the north and therefore should not result in any unacceptable overshadowing to the adjoining gardens. The building would be positioned at least 13.5m from the front elevations of existing dwellings on the opposite sides of Strathnairn Street and Cottrell Road similar to the existing front window to window separation distances across the streets, and would not result in unreasonable loss of light in accordance with standard daylighting/overshadowing analysis techniques demonstrated by drawings provided.

It is noted that the first and second floor south facing windows of the rear elevation would be sited approximately 10m from the boundaries with nos. 153, 155, 157 Glenroy Street and the first and second floor west facing windows of the rear elevation would be sited approximately 9m from the boundary with no. 158 Strathnairn Street. As these distances would be less than the minimum of 10.5m upper level window to boundary specified by the Infill Sites SPG condition 7 is considered necessary to ensure these windows are obscure glazed and non-opening below an internal height of 1.7m.

8.4 Internal/External Space

The internal floor area of all flats satisfies the minimum requirements with the smallest flats having an internal floor area of 45 square metres, and the outlook from all living areas is considered adequate. An adequate external amenity area of approximately 65 square metres would be provided to the rear, accessible by all flats.

8.5 Waste Management

Refuse storage can be satisfactorily accommodated within the external area to the rear without compromising the use/area of the amenity space, and the side entrance/path are of sufficient width for the bins to manoeuvred to the kerb. Condition 5 is considered necessary to ensure the storage area for containers is provided prior to beneficial occupation.

8.6 Transportation

The Managing Transportation Impacts (Incorporating Parking Standards) SPG identifies no requirement for off street parking, and provision of cycle parking at a minimum ratio of 1 space per bedroom. The proposal is therefore considered to be car parking policy compliant with no off street parking spaces. The site is also in a sustainable location near to bus routes. Details of satisfactory secure and sheltered cycle storage have been submitted indicating provision of independently accessible undercover cycle storage. Condition 6 is considered necessary to ensure the cycle storage is provided prior to beneficial occupation and thereafter retained.

8.7 Other Considerations

Further to the request from Housing Strategy for a financial contribution of £138,852 in lieu of on-site affordable housing provision, the applicant has undertaken a viability assessment which indicates that the contribution would make the scheme unviable. The District Valuation Service has carried out an independent review of the assessment using current costs and values, which has concluded that the scheme is unviable after the provision of the contribution requested. Housing Strategy have been advised of this and accept the findings of the DVS. In light of the above and having regard that the contribution could become viable in the future, a non-standard commencement condition has been imposed requiring development to

commence within three years instead of five. It is for the Local Planning Authority to consider whether the failure to provide appropriate mitigations in the form of planning obligations is, in itself, grounds for refusal of planning consent. In this instance, the proposal is considered to be acceptable in planning terms for the reasons discussed above.

8.8 Representations

The representations received from the neighbouring residents, Cllrs Peter Wong, Daniel De'Ath and Mary McGarry, Jo Stevens MP and David Melding AM are noted. Specific issues are addressed as follows:

- a) Overdevelopment/higher scale than surrounding streets. The proposal is considered acceptable in accordance with Policy KP5 of the Local Development Plan and the Council's Infill Sites SPG as detailed within the design analysis.
- b) Effect on the character of the area. The proposal is considered acceptable in accordance with Policy KP5 of the Local Development Plan and the Council's Infill Sites SPG as detailed within the design analysis.
- c) Inadequate parking and traffic impacts. The proposal is compliant with the Council's adopted Managing Transportation Impacts (Incorporating Parking Standards) SPG with no off street parking provision as detailed within the above analysis and confirmed by Transportation.
- d) Loss of privacy/overlooking of adjoining properties. It is not considered that the proposal would result in any unreasonable loss of privacy or overlooking to adjoining properties as detailed within the amenity analysis, subject to condition 7.
- e) Loss of light to adjoining properties. It is not considered that the proposal would result in any unreasonable overshadowing to adjoining properties as detailed within the amenity analysis.
- f) Lack of amenity space. It is considered that the proposed external amenity area of adequate size and useable form as detailed within the above analysis.
- g) Loss of historic buildings. The existing buildings are not afforded any protection in planning terms as they are not listed or located within a conservation area.
- h) Loss of family accommodation. There is no planning policy to protect family accommodation and no policy or specific supplementary planning guidance in terms of thresholds/saturation which the Council could rely on to support a refusal.
- i) Faster turnover of tenants. Not a material planning matter, there is no planning control upon the length of a tenancy.
- j) Noise/air pollution during demolition/construction. Construction noise and dust can be controlled under the Control of Pollution Act 1990.
- k) Noise/smell to adjoining property as a result of bin storage adjacent to side wall. The location of the bin store is considered acceptable as detailed above.
- l) Structural damage and loss of insulation to adjoining property following demolition. The creation of a gap between the proposed building and adjoining dwelling is considered appropriate in planning terms, any matter

with regard to the party wall would be a private civil matter between the property owners concerned as set out by the party wall legislation.

- m) Security of adjoining properties following demolition. The responsibility to enclose the site by fencing/hoardings following demolition would rest with the developer, and replacement boundary enclosures are proposed where applicable.
- n) Risk to pedestrians including school children who walk past the site during demolition/construction. The responsibility to enclose the site by fencing/hoardings following demolition would rest with the developer as required by Highways. The parking of vehicles, skips and equipment on the footway/highway during development is not a matter which can be controlled under planning legislation, and would be subject to any necessary permits by the Council's Highways division.
- o) Impact on wildlife/bats. It is not considered that the proposal would result in adverse impact upon wildlife/bats, the Council's ecologist has advised that the site is more than 400m from any suitable feeding grounds for bats, such as parks, woodland or open water therefore it is unlikely that bats would roost in these properties.
- p) Precedent for similar developments within the area. All planning applications are considered on their own merit.
- q) Devaluation of properties and effect on insurance premiums. Not a material planning matter.
- r) Impact upon health and wellbeing. It is not considered that the proposal would cause 'demonstrable' harm to health and wellbeing. Construction noise and dust would be controlled under the Control of Pollution Act 1990.
- s) Potential asbestos from demolition. Not a material planning matter, removal of asbestos would be controlled by the Health & Safety Executive.
- t) Inadequate notification/publicity of the application. Addresses adjoining and opposite the application site were notified by letter on 15/01/19 and site notices were displayed at Strathnairn Street and Cottrell Road on the same day having regard to the representations received in response to the previous application. The applicant's agent also carried out a pre-application consultation with 20 neighbouring addresses and local Councillors between 20th November and 18th December 2018. Paragraph 12 (5) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 is applicable to a non-major development of this category which states that: the application must be publicised by giving requisite notice— (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or (b) by serving the notice on any adjoining owner or occupier. There is no requirement for the Council to notify those who submitted comments on a previous application of a subsequent application if they are not given requisite notice as an adjoining owner or occupier. The Council has therefore complied with the legal obligation to publicise the application by sending letters to adjoining addresses and by displaying site notices, and in this case has exceeded the minimum statutory requirement by undertaking more than one of the publication methods.

8.9 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.

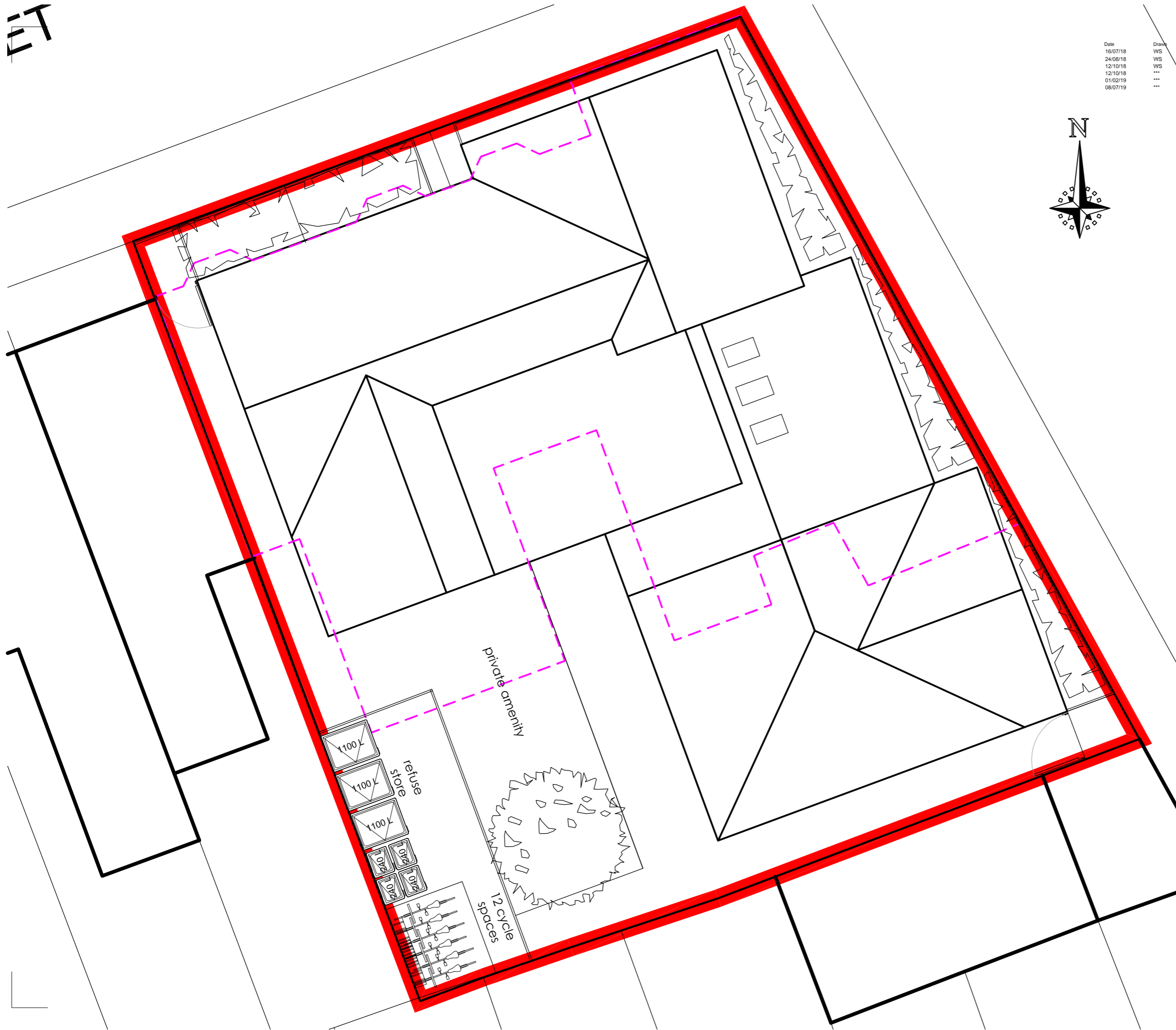
8.10 Conclusion

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

ET

Date	Drawn	Check	Description
16/07/18	WS	***	Parking changed to amenity space.
24/08/18	WS	***	Roof plan amended
12/10/18	WS	***	Roof plan amended
12/10/18	***	***	Plans updated following planning comments
01/02/19	***	***	Plans updated following planning comments
08/07/19	***	***	Plans updated following planning comments

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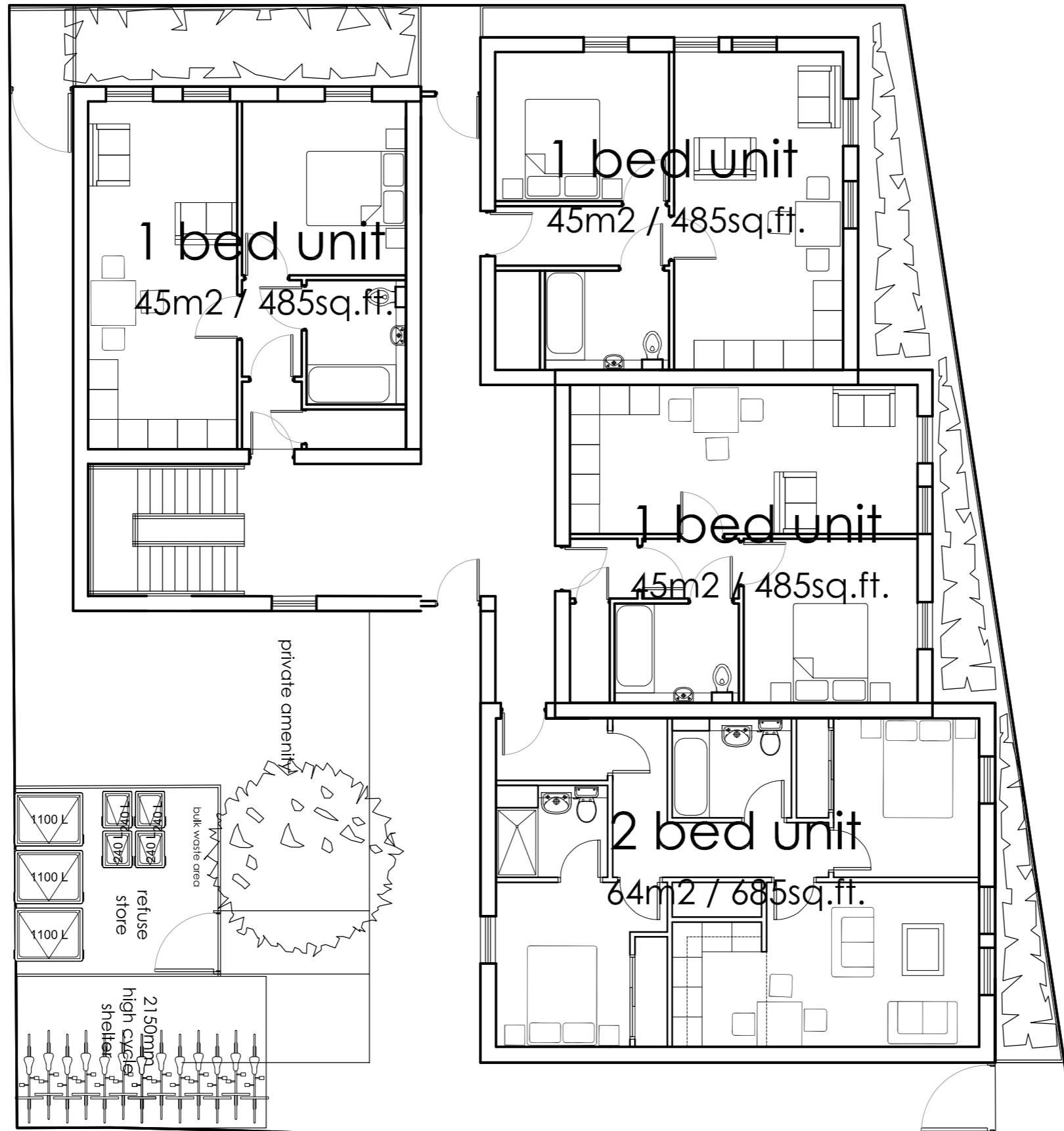


--- Footprint of Original Buildings

Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff		Job No. 17_082	Rev. F
Title Proposed Site Plan			
Date	Drawn IWJ	Scale 1:100	
		Architects · Town planners Environmental & Urban design	
<small>Unit: 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL</small>		<small>www.cjarchitects.co.uk tel: 029 20452100</small>	

Date	Drawn	Check	Description
16/07/18	WS	***	Parking changed to amenity space.
19/09/18	WS	***	Plans updated following planning comments
12/10/18	WS	***	Plans updated following planning comments
01/02/19	WS	***	Plans updated following planning comments
01/02/19	WS	***	Plans updated following planning comments
08/07/19	WS	***	Plans updated following planning comments

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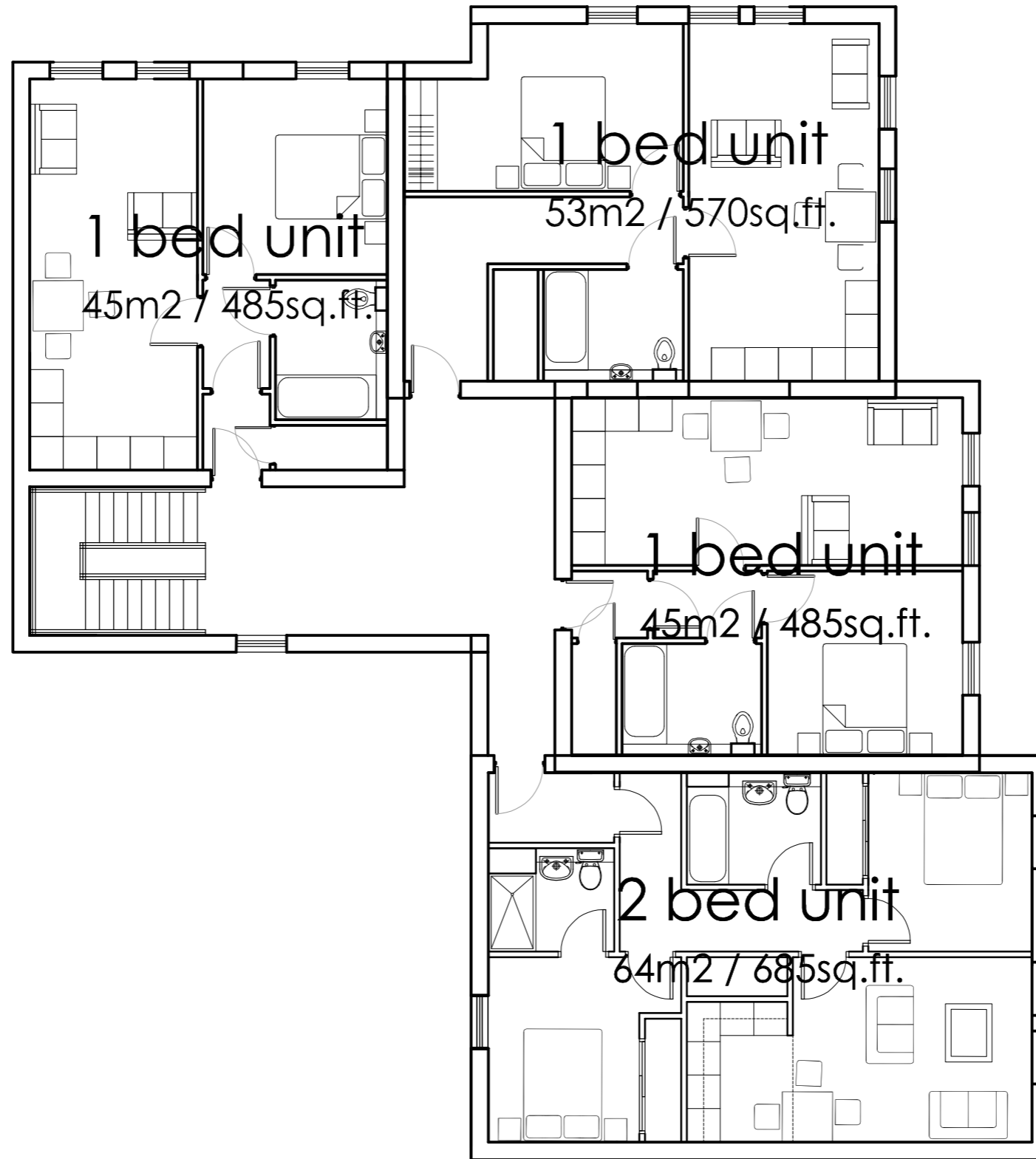


Ground Floor

Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff		Job No. 17_082
		Dwg No. Rev. AL(0)05 F
Title Proposed Ground Floor Plan		
Date	Drawn IWJ	Scale 1:100
		
<small>Unit: 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL</small>		

Date	Drawn	Check	Description
19/09/18	***	***	Plans updated following planning comments
12/10/18	***	***	Plans updated following planning comments
01/02/18	***	***	Plans updated following planning comments

Rev.
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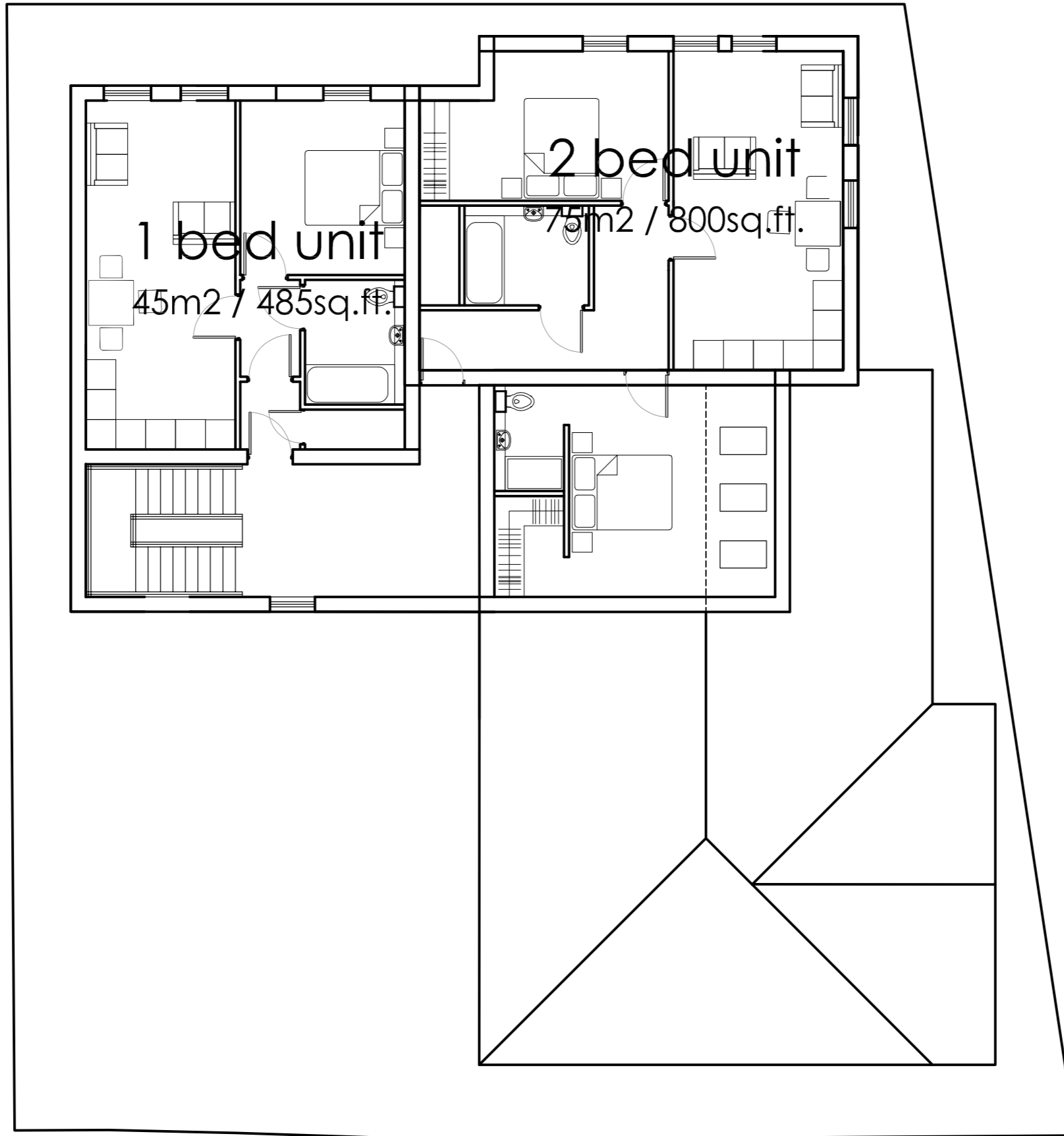


First Floor

Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff		Job No. 17_082
		Dwg No. Rev. AL(0)06 C
Title Proposed First Floor Plan		
Date	Drawn IWJ	Scale 1:100
 Architects Town planners Environmental & Urban design		
Unit: 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL		www.cjarchitects.co.uk tel: 029 20452100

Date	Drawn	Check	Description
24/08/18	***	***	Roof levels dropped, dormers introduced
19/09/18	***	***	Plans updated following planning comments
12/10/18	***	***	Plans updated following planning comments
01/02/19	***	***	Plans updated following planning comments
01/02/19	***	***	Plans updated following planning comments

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Second Floor

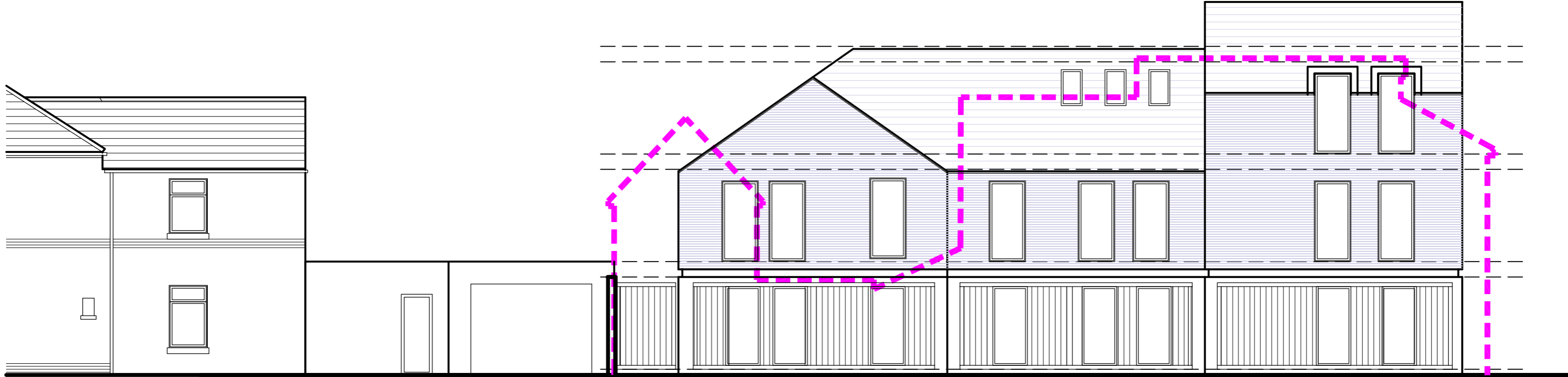
Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff		Job No. 17_082	Rev. E
Title Proposed Second Floor Plan		Dwg No. AL(0)07	
Date	Drawn IWJ	Scale 1:100	

CJ Architects · Town planners
Environmental & Urban design

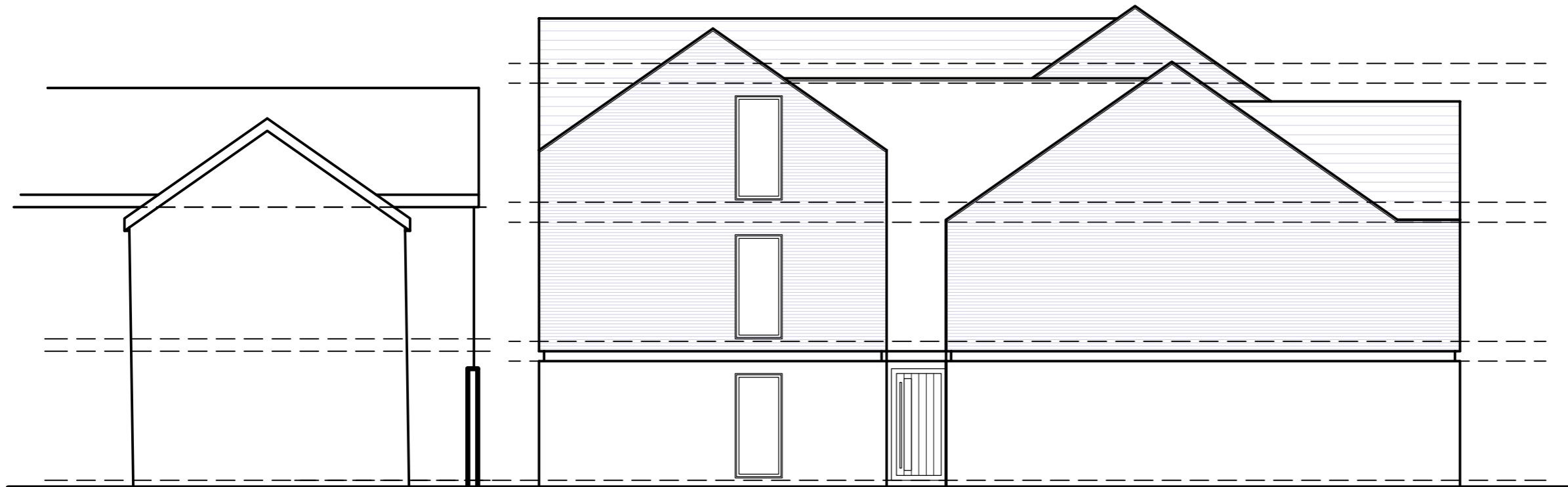
Unit 1A, Compass Business Park,
Pacific Road, Cardiff, CF24 5HL www.cjarchitects.co.uk
tel: 029 20452100

Date	Drawn	Check	Description
06/07/18	***	***	Context added to elevations
14/08/18	***	***	Building reduced in height
24/08/18	***	***	Building reduced in height
19/09/18	***	***	Plans updated following planning comments
12/10/18	***	***	Plans updated following planning comments
01/02/18	***	***	Plans updated following planning comments

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Cottrell Road Elevation



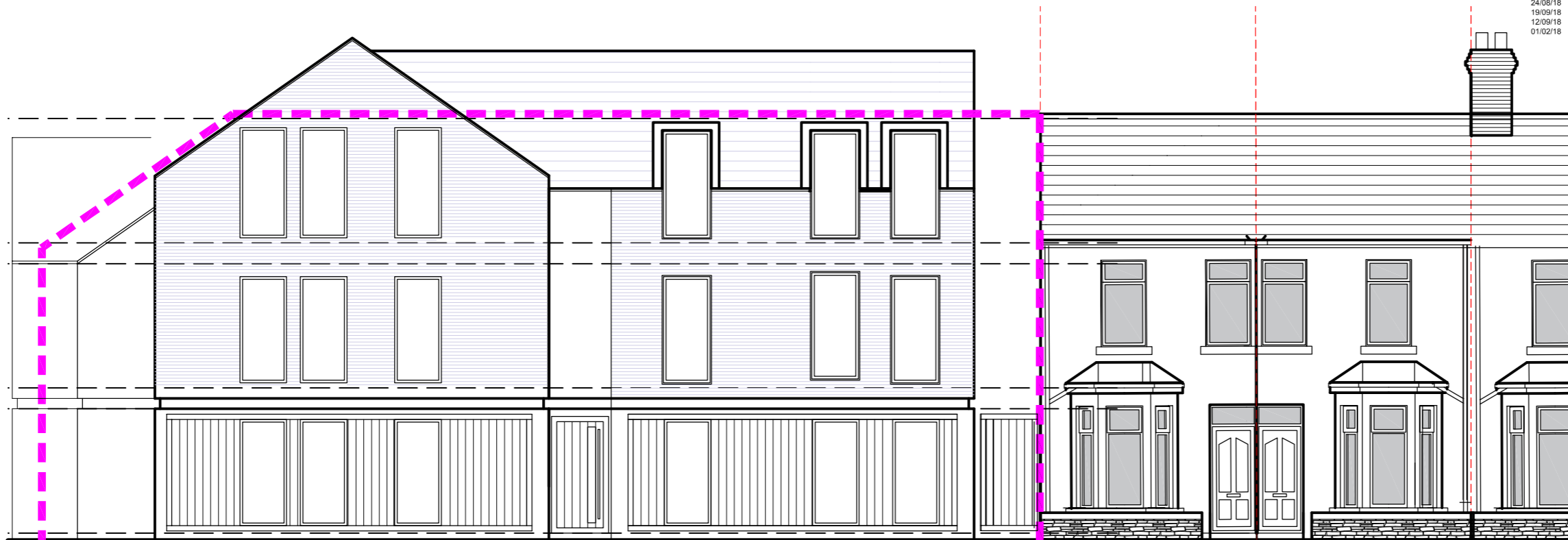
Rear of Strathnairn Street Elevation

Profile of Original Building

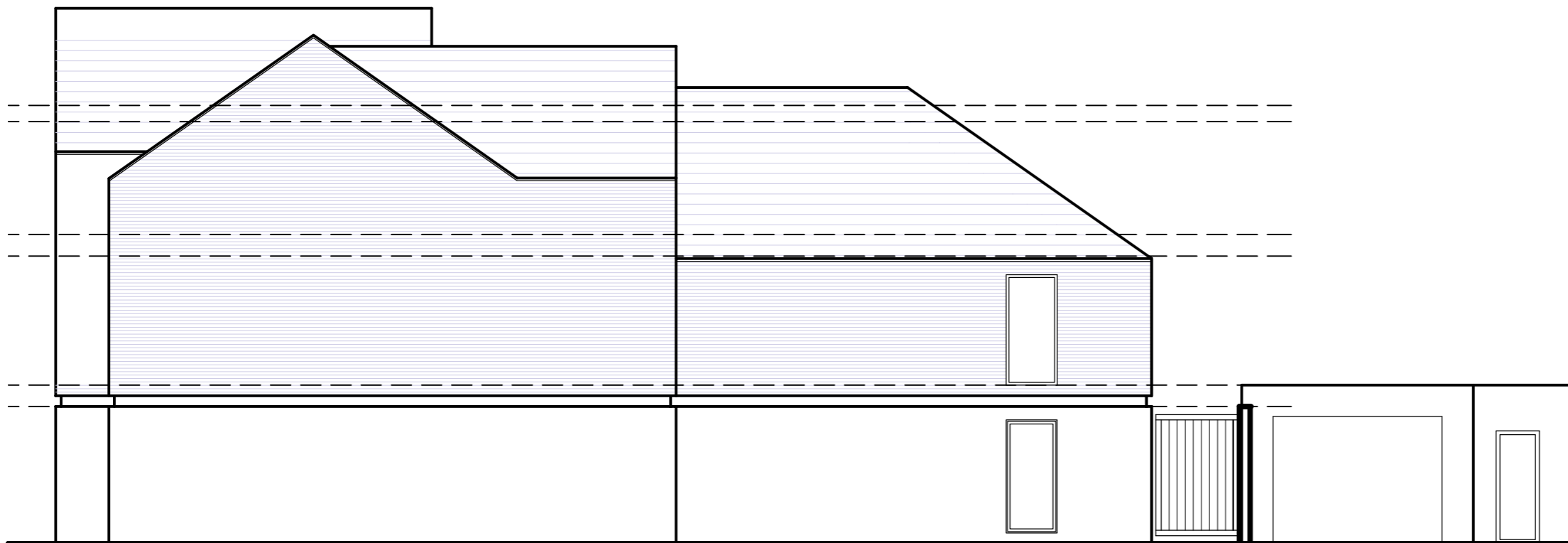
Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff	Job No. 17_082 Dwg No. AL(0)08	Rev. F
Title Proposed Elevations Sheet 01		
Date	Drawn IWJ	Scale 1:100
		Town planners Environmental & Urban design
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL</small>		<small>www.cjarchitects.co.uk tel: 029 20452100</small>

Date	Drawn	Check	Description
06/07/18	***	***	Context added to elevations
14/07/18	***	***	Building reduced in height
24/08/18	***	***	Building reduced in height
19/09/18	***	***	elevations updated following planners comments
12/09/18	***	***	elevations updated following planners comments
01/02/18	***	***	elevations updated following planners comments

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Strathnairn Street Elevation



Rear of Cottrell Road Elevation

Profile of Original Building

Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff	Job No. 17_082 Dwg No. AL(0)09	Rev. F
Title Proposed Elevations Sheet 02		
Date	Drawn IWJ	Scale 1:100
		Town planners
Architects		Environmental & Urban design
Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL		www.e-architects.co.uk tel: 029 20452100

Applications decided by Delegated Powers between 01/06/2019 and 30/06/2019

Total Count of Applications: 213

ADAM

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02639/MNR	23/11/2018	Engenie Limited	INSTALLATION OF 2 ELECTRIC VEHICLE CHARGING POINTS, WITH ANCILLARY FEEDER PILLARS, BOLLARDS, SIGNAGE AND CAR PARK MARKINGS	LAND AT HOWARD PLACE, ADAMSDOWN	207	False	Permission be granted	18/06/2019
A/18/00131/MNR	23/11/2018	Engenie Limited	SIGNAGE (INCLUDING POST)	LAND AT HOWARD PLACE, ADAMSDOWN	207	False	Permission be granted	18/06/2019

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19/01224/MNR	16/04/2019	Shahriari	GROUND FLOOR & FIRST FLOOR REAR EXTENSION, REAR DORMER AND CONVERSION TO FOUR FLATS	85 PEARL STREET, ADAMSDOWN, CARDIFF, CF24 1PJ	66	False	Permission be granted	21/06/2019
19/01036/MNR	28/03/2019	Wallis Property Management Ltd	CHANGE OF USE FROM RESIDENTIAL DWELLING TO HOUSE IN MULTIPLE OCCUPATION (C4)	28 BERESFORD ROAD, ADAMSDOWN, CARDIFF, CF24 1RA	91	False	Permission be granted	27/06/2019

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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>
19/01316/DCH	29/04/2019	Begum	SINGLE STOREY REAR EXTENSION	37 WEST CLOSE, BUTETOWN, CARDIFF, CF10 5LD	46	True	Permission be granted	14/06/2019

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A/18/00146/MNR	03/12/2018	Engenie Limited	SIGNAGE (INCLUDING POST)	LAND OUTSIDE 7-8 BUTE CRESCENT, CARDIFF BAY, CARDIFF, CF10 5AY	197	False	Permission be granted	18/06/2019
19/01196/MJR	15/04/2019	Co-operative Group Food Ltd	DISCHARGE OF CONDITIONS 6 (SOUND INSULATION) AND 7 (NOISE ASSESSMENT) OF 19/01112/MJR	NO 2 CAPITAL QUARTER, TYNDALL STREET, CARDIFF, CF10 4BQ	59	False	Full Discharge of Condition	13/06/2019
19/01534/MJR	23/05/2019	Thomas	DISCHARGE OF CONDITION 5 (CYCLE PARKING) OF 18/02383/MJR	BROWNING JONES AND MORRIS, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FE	34	True	Full Discharge of Condition	26/06/2019

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19/01120/MNR	25/04/2019	Alun Griffiths Contractors	RELOCATION AND OPERATION OF AN EXISTING DEPOT AND INERT CONSTRUCTION AND DEMOLITION WASTE RECYCLING FACILITY, INCLUDING ANCILLARY CAR AND HGV PARKING, OFFICE/WELFARE BUILDINGS, WEIGHBRIDGE AND WEIGHBRIDGE OFFICE, RELOCATION AND USE OF C&D WASTE PROCESSING PLANT AND MACHINERY, CONSTRUCTION OF SOIL PERIMETER BUND, ERECTION OF STEEL PALISADE SECURITY FENCE AND PERSONNEL GATE, GRP ELECTRICAL KIOSK FOR MAINS ELECTRICITY CONNECTION AND WEATHERPROOF BOX FOR MAINS WATER CONNECTION, NEW INTERNAL ACCESS ROADS AND IMPROVED ACCESS SUITABLE FOR HGV ACCESS ONTO ROVER WAY	FORMER BP OIL OCEAN TERMINAL WEST, ROVER WAY, CARDIFF BAY, CARDIFF, CF24 2RX	60	False	Permission be granted	24/06/2019

A/19/00053/MNR	26/04/2019	FOOD PROGRAMME DELIVERY ORCHID GROUP	NEW SIGNAGE	UNIT 2 CAPITAL QUARTER, TYNDALL STREET, CARDIFF, CF10 4BQ	59	False	Permission be granted	24/06/2019
18/00564/MNR	15/03/2018	SAUNDERS	CONTINUATION OF TEMPORARY CHANGE OF USE FOR A FURTHER THREE YEARS AS A RESTAURANT AND ALSO AS A DRINKING ESTABLISHMENT. A REQUEST FOR LATE OPENING HOURS EXTENDING TO 03:00 ON NEW YEARS EVE ONLY	DEPOT CARDIFF LTD, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FE	468	False	Planning Permission be refused	26/06/2019
18/02957/MNR	20/12/2018	Quin & Co	CHANGE OF USE OF EXISTING BUILDING TO PROVIDE 2NO. COMMERCIAL UNITS AT GROUND FLOOR AND 4NO. 2 BEDROOM APARTMENTS OVER FIRST AND SECOND FLOORS	JUBORAJ, STUART STREET, CARDIFF BAY, CARDIFF, CF10 5BW	188	False	Permission be granted	26/06/2019
18/02632/MNR	23/11/2018	Engenie Limited	TWO ELECTRIC VEHICLE CHARGING POINTS, WITH ANCILLARY FEEDER PILLARS, SIGNAGES, BOLLARDS AND ROAD MARKINGS. RE-LOCATION OF EXISTING PAY AND DISPLAY METER	LAND OUTSIDE 7-8 BUTE CRESCENT, CARDIFF BAY, CARDIFF, CF10 5AY	207	False	Permission be granted	18/06/2019
A/19/00051/MNR	01/05/2019	MLSIGNS	A 3.05M X 5.0M ALUMINIUM SINGLE SIDED ADVERTISEMENT SIGN SET UPON STEEL POST SET 2.4 METRE ABOVE GROUND LEVEL	ASSOCIATED BRITISH PORTS, ROATH DOCK ROAD, CARDIFF BAY, CARDIFF, CF10 4RP	49	True	Permission be granted	19/06/2019
19/01362/MNR	03/05/2019	The Cooperative Group	INSTALLATION OF DOUBLE SLIDING DOORS TO SOUTH ELEVATION, INSTALLATION OF ATM TO EAST ELEVATION, 4NO. SHEFFIELD CYCLE STANDS ON NEW CONCRETE AND TARMAC PLINTH ON EAST ELEVATION, INSTALLATION OF NEW FIRE ESCAPE DOOR ON EAST ELEVATION	2 CAPITAL QUARTER, TYNDALL STREET, ATLANTIC WHARF, CARDIFF, CF10 4BZ	38	True	Permission be granted	10/06/2019

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19/01229/DCH	25/04/2019	Le Maitre	PROPOSED REAR SINGLE STOREY AND ROOF DORMER EXTENSION, INCLUDING THE DEMOLITION OF THE SIDE STORAGE STRUCTURE	11 FARMHOUSE WAY, CAERAU, CARDIFF, CF5 5HH	50	True	Permission be granted	14/06/2019

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19/01086/DCH	01/04/2019	Norman	FIRST FLOOR SINGLE STOREY EXTENSION OVER EXISTING GROUND FLOOR	73 LLANDAFF ROAD, CANTON, CARDIFF, CF11 9NG	74	False	Permission be granted	14/06/2019
19/01452/DCH	14/05/2019	WHITCOMBE	CONSTRUCTION OF GARAGE / STORE	110 PEMBROKE ROAD, CANTON, CARDIFF, CF5 1QP	43	True	Permission be granted	26/06/2019
19/01399/DCH	08/05/2019	Blake	SINGLE STOREY REAR SIDE EXTENSION WITH INTERNAL ALTERATIONS AND ASSOCIATED WORKS	16 SYR DAVID'S AVENUE, CANTON, CARDIFF, CF5 1GH	37	True	Permission be granted	14/06/2019
19/01221/DCH	25/04/2019	Sutton-Evans	PROPOSED GROUND FLOOR EXTENSIONS AND ALTERATIONS PROPOSED FIRST FLOOR ALTERATIONS PROPOSED LOFT CONVERSION TO BEDROOM AND ENSUITE ACCOMMODATION	2 TURNER ROAD, CANTON, CARDIFF, CF5 1HS	40	True	Permission be granted	04/06/2019
19/01454/DCH	20/05/2019	Evans	SINGLE STOREY LEAN-TO AND PARTIAL INFILL OF CAR-PORT TO SIDE OF PROPERTY	10 BROADACRES, CANTON, CARDIFF, CF11 8DD	32	True	Permission be granted	21/06/2019

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18/02206/MNR	24/09/2018	MYJM LTD	DISCHARGE OF CONDITIONS AS FOLLOWS: 2 - DRAINAGE 3 - CONTAMINATION 4 - REMEDIATION STRATEGY 10 - SITE ENCLOSURE DETAILS 12 - CEMP 15 DEMOLITION METHOD STATEMENT OF 17/02579/MNR	12 CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ	252	False	Refuse to Discharge	03/06/2019
19/01278/MNR	23/04/2019	Nourizadeh	ERECTION OF 2 DUPLEX APARTMENTS	SITE ADJACENT TO 64-66 LECKWITH ROAD, CANTON, CARDIFF, CF11 8AP	59	False	Planning Permission be refused	21/06/2019

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19/01307/DCH	29/04/2019	Just My Room Ltd	PROPOSED SINGLE STOREY REAR EXTENSION	74 LLANTRISANT STREET, CATHAYS, CARDIFF, CF24 4JE	53	True	Permission be granted	21/06/2019
19/01505/DCH	17/05/2019	Munir	GROUND & FIRST FLOOR REAR EXTENSION PLUS REAR DORMER LOFT CONVERSION AND ALTERATIONS TO EXISTING C4 HOUSE IN MULTIPLE OCCUPATION	48 HIRWAIN STREET, CATHAYS, CARDIFF, CF24 4JH	42	True	Permission be granted	28/06/2019
19/01369/DCH	14/05/2019	Z&R Properties Ltd	REAR DORMER ROOF EXTENSION AND LOFT CONVERSION, INSERTION OF ROOF LIGHT TO FRONT PITCHED ROOF AND ASSOCIATED INTERNAL ALTERATIONS TO INCREASE OCCUPANTS FROM THREE (C4) TO SIX (C4)	103 RICHARDS STREET, CATHAYS, CARDIFF, CF24 4DD	27	True	Permission be granted	10/06/2019

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19/01168/MJR	11/04/2019	Vita (Cardiff) 1 Limited	DISCHARGE OF CONDITION 28 CONSTRUCTION MANAGEMENT PLAN (Construction Phase Plan - Part B: Construction Stage (Report Ref: SHEMS-FOR-GR-125B)) OF 18/2527/MJR	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	54	True	Full Discharge of Condition	04/06/2019
19/00125/MJR	22/01/2019	Cardiff University	INTERNAL REFURBISHMENT, AND ALTERATIONS TO SOME, OF 13NO. INTERNAL ROOMS TO THE LOWER GROUND, UPPER GROUND, FIRST AND THIRD FLOORS OF THE ORIGINAL 1912 BUILDING AND THE 1932 EXTENSION, INCLUDING THE REMOVAL OF SOME PARTITIONS, INTERNAL DOORS, DUCTWORK AND LIGHTING AND A TALL FLUE; AND THE INSTALLATION OF SOME NEW PARTITIONS, INTERNAL DOORS, DUCTWORK, ACOUSTIC PANELLING AND LIGHTING; THE REPLACEMENT OF TWO FULL AND TWO PART INTERNAL COURTYARD-FACING UPVC MODERN WINDOWS WITH LOUVRES; AND THE REMOVAL OF A SMALL ARE OF INTERNAL COURTYARD-FACING BRICKWORK FOR A FURTHER LOUVRE.	CARDIFF UNIVERSITY SCHOOL OF SOCIAL SCIENCES, GLAMORGAN BUILDING, KING EDWARD VII AVENUE, CATHAYS PARK, CARDIFF, CF10 3WT	136	False	Permission be granted	07/06/2019
19/00053/MJR	11/01/2019	Bowden Jones Solicitors	DEMOLITION OF EXISTING REAR BUILDINGS (IN RELATION TO APPLICATION REF 18/03009/MJR)	21-22 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DQ	160	False	Permission be granted	20/06/2019
18/01877/MJR	25/10/2018	Minhoco 35 Ltd	DEMOLITION OF CONCERT HALL EXTENSION AND NEW 4 STOREY EXTENSION IN THE COURTYARD TO PROVIDE ADDITIONAL GUEST ROOMS AND CONFERENCE HALL	ANGEL HOTEL, CASTLE STREET, CITY CENTRE, CARDIFF, CF10 1SZ	232	False	Permission be granted	14/06/2019

19/01391/MJR	08/05/2019	Vita (Cardiff) 1 Limited	DISCHARGE OF CONDITIONS 33 (HISTORIC BUILDING RECORD) AND 34 (ARCHAEOLOGICAL RECORD) OF 18/02527/MJR	BRADLEY COURT AND 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	28	True	Partial Discharge of Condition (s)	05/06/2019
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19/01411/MNR	09/05/2019	Calabrisella	VARIATION OF CONDITION 3 OF 18/01980/MNR TO EXTEND OPENING HOURS TO ALLOW MEMBERS OF THE PUBLIC TO BE ADMITTED TO OR ALLOWED TO REMAIN ON THE PREMISES BETWEEN THE HOURS OF 08:00 AND 23:30 ON ANY DAY	51 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HS	41	True	Permission be granted	19/06/2019
A/19/00015/MNR	14/02/2019	Pho Trading Ltd	2 X FASCIA SIGNS; AND 2 X PROJECTING SIGNS	6 CHURCH STREET, CITY CENTRE, CARDIFF, CF10 1BG	116	False	Permission be granted	10/06/2019
19/00961/MNR	09/04/2019	R. Hughes Designs	USE AS A3 (FOOD AND DRINK)	122 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NR	63	False	Permission be granted	11/06/2019
19/01199/MNR	15/04/2019	Troia (UK) Restaurants Ltd	ALTERATIONS TO THE EXISTING SHOPFRONT, INCLUDING THE INSTALLATION OF SLIDING BIFOLD DOORS; ALTERATIONS TO THE EXISTING DOUBLE ENTRANCE DOORS; AND THE ERECTION OF AWNINGS ABOVE SHOPFRONT	18 THE HAYES, CITY CENTRE, CARDIFF, CF10 1AH	57	False	Planning Permission be refused	11/06/2019
19/01200/MNR	15/04/2019	Troia (UK) Restaurants Ltd	ALTERATIONS TO THE EXISTING SHOPFRONT, INCLUDING THE INSTALLATION OF SLIDING BIFOLD DOORS; ALTERATIONS TO THE EXISTING DOUBLE ENTRANCE DOORS; AND THE ERECTION OF AWNINGS ABOVE SHOPFRONT	18 THE HAYES, CITY CENTRE, CARDIFF, CF10 1AH	57	False	Planning Permission be refused	11/06/2019
18/02293/MNR	27/09/2018	Akbar	RETENTION OF CHANGE OF USE FROM C4 6 BED HMO TO SUI GENERIS 8 BED HMO	142 MISKIN STREET, CATHAYS, CARDIFF, CF24 4AS	259	False	Permission be granted	13/06/2019

18/02897/MNR	21/12/2018	McDonald	2 STOREY REAR EXTENSIONS, REAR DORMERS AND CONVERSIONS FROM C4 HOUSE IN MULTIPLE OCCUPATION TO 7 BEDROOM SUI GENERIS HOUSE IN MULTIPLE OCCUPATION TO EACH HOUSE	1 AND 3 CATHERINE STREET, CATHAYS, CARDIFF, CF24 4EF	174	False	Permission be granted	13/06/2019
18/02900/MNR	10/12/2018	Ahmed 2005 Family Settlement	RETENTION OF CHANGE OF USE FROM CLASS C4 HMO TO 10 BEDROOM SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	88 MISKIN STREET, CATHAYS, CARDIFF, CF24 4AR	185	False	Permission be granted	13/06/2019
19/00606/MNR	13/03/2019	Munir	RETENTION OF CHANGE OF USE FROM 6 BEDROOM C4 HOUSE IN MULTIPLE OCCUPATION TO SUI GENERIS 7 BEDROOM HOUSE IN MULTIPLE OCCUPATION WITH REVISED GROUND FLOOR REAR EXTENSION	96 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HY	92	False	Permission be granted	13/06/2019
18/02899/MNR	10/12/2018	Ahmed 2005 Family Settlement	ALTERATIONS TO CONVERT HOUSE TO 3 FLATS	125 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HU	197	False	Permission be granted	25/06/2019
A/19/00061/MNR	17/05/2019	Pawlin	SIGNAGE	47-49 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AS	27	True	Permission be granted	13/06/2019
19/01479/MNR	20/05/2019	Colley	REAR DORMER ROOF EXTENSION, INSERTION OF ROOF LIGHT TO FRONT PITCHED ROOF AND ASSOCIATED INTERNAL ALTERATIONS TO INCREASE OCCUPANTS FROM FOUR BEDROOM C4 HOUSE IN MULTIPLE OCCUPATION TO SIX BEDROOM C4 HOUSE IN MULTIPLE OCCUPATION	79 MAY STREET, CATHAYS, CARDIFF, CF24 4EY	31	True	Permission be granted	20/06/2019
19/01625/MNR	04/06/2019	Ghaffar	USE OF PROPERTY AS A LARGE HOUSE IN MULTIPLE OCCUPATION	78 HARRIET STREET, CATHAYS, CARDIFF, CF24 4BW	22	True	Permission be granted	26/06/2019
19/01475/MNR	16/05/2019	Mr Chris Davey	CONVERSION OF 4 BEDROOM DWELLING INTO 3 SELF CONTAINED FLATS WITH SINGLE AND FIRST FLOOR REAR EXTENSIONS AND LOFT CONVERSION WITH REAR DORMER	13 LETTY STREET, CATHAYS, CARDIFF, CF24 4EJ	36	True	Permission be granted	21/06/2019

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19/01351/DCH	13/05/2019	Hughes	CREATION OF VEHICULAR ACCESS BETWEEN THE PROPERTY AND THE PUBLIC HIGHWAY	MORVEN, HEOL PANT-Y-GORED, CREIGIAU, CARDIFF, CF15 9NF	44	True	Permission be granted	26/06/2019
19/01246/DCH	23/04/2019	Slinn	SINGLE STOREY SIDE EXTENSION	SOUTH BANK, 45 CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	43	True	Permission be granted	05/06/2019
19/01553/DCH	24/05/2019	Roberts	DISCHARGE OF CONDITION 3 (PROPOSED MATERIALS) OF 17/00443/DCH	NANT COSLECH, PETERSTON ROAD, GROES FAEN, PONTYCLUN, CF72 8NU	34	True	Full Discharge of Condition	27/06/2019

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18/02784/MJR	29/11/2018	Trustees of St Fagans No 1 & 2 Trust and Trustees of St Fagans	DISCHARGE OF CONDITIONS 18 (DESIGN CODE) AND 19 (STRATEGIC GREEN INFRASTRUCTURE MANAGEMENT STRATEGY) OF 14/02733/MJR	PLASDWR, NORTH WEST CARDIFF	194	False	Partial Discharge of Condition (s)	11/06/2019
19/00373/MJR	01/03/2019	Holm Oak Projects Ltd	DISCHARGE OF CONDITION 3 (CONSTRUCTION MANAGEMENT PLAN) OF 13/00435/DCO	GREAT HOUSE FARM, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DU	119	False	Full Discharge of Condition	28/06/2019
19/01177/MJR	16/05/2019	BDW South Wales	RE-DISCHARGE OF CONDITION 21 (HIGHWAY LANDSCAPING) OF 16/00106/MJR, PREVIOUSLY DISCHARGED UNDER DISCHARGE OF CONDITION APPLICATIONS 17/01013/MJR AND 18/02525/MJR	GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD	41	True	Full Discharge of Condition	26/06/2019

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19/00638/DCH	18/03/2019	Xu	ERECTION OF FIRST FLOOR SIDE EXTENSION TO ADD AN EXTRA BEDROOM ABOVE LIVING ROOM	1 ALDERBROOK, CYNCOED, CARDIFF, CF23 6QD	98	False	Permission be granted	24/06/2019
19/01040/DCH	27/03/2019	Rafiq	DISCHARGE OF CONDITION 10 (GROUND PERMEABILITY TESTS) OF 16/01502/DCH	52 HOLLYBUSH ROAD, CYNCOED, CARDIFF, CF23 6TA	93	False	Full Discharge of Condition	28/06/2019
19/01356/DCH	03/05/2019	Borrell	PROPOSED EXTENSIONS TO REAR AND SIDE OF PROPERTY WITH GARAGE AND FRONT CANOPY	16 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DD	41	True	Permission be granted	13/06/2019
19/01203/DCH	23/04/2019	Gupta	RELOCATION OF MAIN ENTRANCE AND EXTENSIONS TO LEFT SIDE AND REAR RIGHT CORNER OF PROPERTY	3 HOLLYBUSH RISE, CYNCOED, CARDIFF, CF23 6TG	48	True	Permission be granted	10/06/2019
19/01323/DCH	01/05/2019	Pembroke	SINGLE STOREY REAR EXTENSION. ALTERATIONS TO WINDOW OPENING ON FRONT ELEVATION	156 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6BP	49	True	Permission be granted	19/06/2019
19/01536/DCH	28/05/2019	Cousins	CONSTRUCTION OF A SIDE AND REAR EXTENSION	23 FIDLAS AVENUE, CYNCOED, CARDIFF, CF14 0NY	28	True	Permission be granted	25/06/2019
19/01397/DCH	15/05/2019	Lewis	PROPOSED TWO STOREY EXTENSION WITH PORCH TO FRONT OF PROPERTY	43 BERRYMEAD ROAD, CYNCOED, CARDIFF, CF23 6QA	37	True	Permission be granted	21/06/2019
19/01469/DCH	16/05/2019	Hay	LOFT CONVERSION. HIP TO GABLE DORMER WITH NON OPENING, OBSCURE WINDOW IN GABLE END, RENDERED TO MATCH. FULL WIDTH REAR DORMER TILED TO MATCH THE EXISTING ROOF. TWO UPVC WINDOWS IN THE REAR DORMER AND THREE VELUX WINDOWS TO FRONT ELEVATION	9 FIDLAS AVENUE, CYNCOED, CARDIFF, CF14 0NX	29	True	Permission be granted	14/06/2019

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18/03014/MJR	21/12/2018	Scimitar Homes (Cyncoed) Ltd	PROPOSED DEMOLITION OF EXISTING PROPERTY AND ERECTION OF 12 NO. APARTMENTS (NET GAIN OF 7 NO. ADDITIONAL APARTMENTS), COMPRISING AN EDWARDIAN STYLED BUILDING AT THE FRONT AND SIDES AND A CONTEMPORARY DESIGN AT THE REAR, WITH UNDERGROUND CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS	8 GEFN COED ROAD, CYNCOED, CARDIFF, CF23 6AQ	175	False	Permission be granted	14/06/2019

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19/01207/MNR	15/04/2019	Loizos	PART DEMOLITION OF EXISTING DWELLING AND CREATION OF NEW DWELLING	PART OF LAND AT, AND 1 FIDLAS AVENUE, CYNCOED, CARDIFF, CF14 0NX	56	True	Planning Permission be refused	10/06/2019
19/00592/MNR	13/03/2019	Jones	DISCHARGE OF CONDITIONS 9 (SURFACE WATER), 10 (DRAINAGE SCHEME) AND 11 (ABORICULTURAL METHOD STATEMENT) OF 18/00362/MNR	231 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6NY	92	False	Full Discharge of Condition	13/06/2019
19/01594/MNR	06/06/2019	Bowles and Whitefield	DISCHARGE OF CONDITON 9 (SOFT LANDSCAPING) OF 18/2698/MNR	19 LLANDENNIS AVENUE, CYNCOED, CARDIFF, CF23 6JD	21	True	Full Discharge of Condition	27/06/2019

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19/01302/DCH	26/04/2019	Lamb	PROPOSED FRONT,SIDE AND REAR SINGLE STOREY EXTENSION AND LOFT CONVERSION	26 PENDINE ROAD, ELY, CARDIFF, CF5 4BP	49	True	Permission be granted	14/06/2019
19/01373/DCH	03/05/2019	Mr Munshur Ali	SINGLE STOREY REAR EXTENSION AND NEW ENTRANCE PORCH REAR STORE BUILDING AND WIDEN DRIVE WITH NEW BOUNDARY WALLS AND ALTERATIONS	201 GRAND AVENUE, ELY, CARDIFF, CF5 4LH	49	True	Permission be granted	21/06/2019

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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>
19/00605/DCH	09/04/2019	Church	SIDE EXTENSION TO CREATE GRANNY FLAT	SYLVAN, 71 PWLLMELIN ROAD, FAIRWATER, CARDIFF, CF5 2NH	73	False	Permission be granted	21/06/2019
19/00432/DCH	18/03/2019	Bazzoni	LANDSCAPING WORKS TO THE REAR GARDEN INCLUDING RE-PROFILING AND THE CONSTRUCTION OF RETAINING STRUCTURES	9 RESTWAYS CLOSE, FAIRWATER, CARDIFF, CF5 2SB	85	False	Permission be granted	11/06/2019
19/01389/DCH	07/05/2019	Rodgers	SINGLE STOREY SIDE EXTENSION	48 VISTA RISE, FAIRWATER, CARDIFF, CF5 2SD	51	True	Permission be granted	27/06/2019
19/01125/DCH	11/04/2019	James	FRONT SINGLE STOREY EXTENSION AND DEMOLITION OF EXISTING OUTBUILDING	1 BRACKEN PLACE, FAIRWATER, CARDIFF, CF5 3LR	75	False	Permission be granted	25/06/2019

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>
19/01301/DCH	26/04/2019	Flack	PROPOSED RE-BUILDING OF REAR DOUBLE GARAGE	18 PEN-Y-BRYN ROAD, GABALFA, CARDIFF, CF14 3LG	56	True	Permission be granted	21/06/2019

<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>
19/01445/MJR	14/05/2019	Wates Residential	DISCHARGE OF CONDITION 22 (DRAINAGE) OF 17/01691/MJR	BRIARDENE, NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	23	True	Full Discharge of Condition	06/06/2019

<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>
18/02988/MNR	18/12/2018	Mookthair	CONVERSION OF HOUSE TO 4 FLATS WITH REAR AND SIDE TWO STOREY EXTENSIONS WITH SINGLE STOREY EXTENSION TO REAR AND REAR DORMER	159 NORTH ROAD, MAINDY, CARDIFF, CF14 3AG	189	False	Permission be granted	25/06/2019
19/01507/MNR	17/05/2019	Al-Sundani	GROUND FLOOR REAR EXTENSION TO CREATE STUDIO FLAT	20 CROSS PLACE, GABALFA, CARDIFF, CF14 3AQ	42	True	Planning Permission be refused	28/06/2019
A/19/00063/MNR	24/05/2019	Greggs plc	TWO FASCIA SIGNS AND TWO INTERNAL POSTERS	UNIT 1, EXCELSIOR INDUSTRIAL ESTATE, BATCHELOR ROAD, GABALFA, CARDIFF, CF14 3AT	28	True	Permission be granted	21/06/2019

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>
19/01449/DCH	14/05/2019	Saeed	SINGLE STOREY REAR EXTENSION	6 BARGOED STREET, GRANGETOWN, CARDIFF, CF11 7AF	44	True	Permission be granted	27/06/2019

19/01424/DCH	10/05/2019	Kane	SINGLE FLOOR EXTENSION TO PROPERTY AT BACK OF HOUSE	6 YSTRAD STREET, GRANGETOWN, CARDIFF, CF11 7AH	45	True	Permission be granted	24/06/2019
<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>
19/01681/MJR	07/06/2019	Wales & West Housing Association Ltd	DISCHARGE OF CONDITION 3 (HISTORIC BUILDING RECORDING) OF 16/03066/MJR	ST PAULS CHURCH, LLANMAES STREET, GRANGETOWN, CARDIFF, CF11 7LR	21	True	Partial Discharge of Condition (s)	28/06/2019
19/01641/MJR	05/06/2019	Sytner Group	ADDITION OF 2 NUMBER CURTAIN WALL UNITS IN EXISTING CLADDING ON THE SOUTH ELEVATION - PREVIOUSLY APPROVED UNDER 16/00124/MJR	SYTNER CARDIFF BMW, PENARTH ROAD, LECKWITH, CARDIFF, CF11 8TT	8	True	Permission be granted	13/06/2019
<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>
19/01262/MNR	24/04/2019	Edmundson Electrical Ltd	PROPOSED REPLACEMENT OF ROOF OF UNIT 5 & 6 STUART CLOSE, PENARTH ROAD, CARDIFF CF11 8EE	UNIT 5 TO 6, STUART CLOSE, LECKWITH, CARDIFF, CF11 8EE	47	True	Permission be granted	10/06/2019
19/01002/MNR	25/03/2019	Cardiff Smile Centre LTD	FIRST FLOOR EXTENSION TO CARDIFF SMILE CENTRE LTD TO FACILITATE A THIRD SURGERY ROOM	CARDIFF SMILE CENTRE, 113 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6QR	80	False	Permission be granted	13/06/2019
19/01467/MNR	15/05/2019	Pinetree Cars Superstore	CHANGE OF USE FROM VEHICLE TYRE AND EXHAUST SALES TO CAR SALES FORECOURT WITH OFFICE	ATS EUROMASTER, 6B HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	35	True	Permission be granted	19/06/2019
19/01561/MNR	30/05/2019	ECON ENGINEERING	DEMOLITION OF EXISTING TWO STOREY OFFICE TO MAIN BUILDING AND DEMOLITION TO ANCILLARY LINK BUILDING. DOOR AND WINDOW ADDITIONS AND ALTERATIONS. NEW FENCING AND GATE	FORMER GULLIVERS TRUCK & VAN HIRE, BRINDLEY ROAD, LECKWITH, CARDIFF, CF11 8TX	28	True	Permission be granted	27/06/2019

19/01759/MNR	17/06/2019	Egeh	ADD AN ADDITIONAL FRONT DOOR TO THE PROPERTY, SO THAT THE FRONT FLAT HAS A SEPARATE ENTRANCE - PREVIOUSLY APPROVED UNDER 18/00994/MNR	23 CAMBRIDGE STREET, GRANGETOWN, CARDIFF, CF11 7DH	9	True	Permission be granted	26/06/2019
A/19/00065/MNR	28/05/2019	Suzuki GB Plc	NEW SIGNAGE	JENKINS SUZUKI UNIT 1B, CARDIFF TRADE PARK, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	27	True	Permission be granted	24/06/2019

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>
19/01268/DCH	24/04/2019	Thomas	SINGLE STOREY FLAT ROOF REAR EXTENSION	48 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4JP	50	True	Permission be granted	13/06/2019
19/01337/DCH	30/04/2019	Sargent	DOUBLE STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION & DEMOLITION OF GARAGE	45 KING GEORGE V DRIVE WEST, HEATH, CARDIFF, CF14 4EE	44	True	Planning Permission be refused	13/06/2019
19/01201/DCH	15/04/2019	Bowler	REAR & SIDE GROUND FLOOR EXTENSION, REAR FIRST FLOOR EXTENSION & HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	17 CRYSTAL WOOD ROAD, HEATH, CARDIFF, CF14 4HU	56	True	Permission be granted	10/06/2019
19/01180/DCH	12/04/2019	Tennant	SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION	8 ST AIDAN CRESCENT, HEATH, CARDIFF, CF14 4AU	56	True	Permission be granted	07/06/2019

19/01415/DCH	08/05/2019	Clegg	SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH INCORPORATED CONVERSION OF EXISTING HIP ROOF TO GABLE END, REAR FACING DORMER AND ASSOCIATED INTERNAL RECONFIGURATION, NEW OPENINGS FOR WINDOW AND SIDE ENTRANCE TO NORTHWEST ELEVATION AND EXTERNAL FLUE FOR WOOD BURNER	32 NORTON AVENUE, BIRCHGROVE, CARDIFF, CF14 4AJ	44	True	Permission be granted	21/06/2019
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19/01266/DCH	17/05/2019	Camilleri	LOFT CONVERSION CONSISTING OF HIP TO GABLE ON SIDE ELEVATION AND PITCHED ROOF DORMER TO REAR ELEVATION	76 HEATHWAY, HEATH, CARDIFF, CF14 4JW	38	True	Permission be granted	24/06/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01347/MNR	02/05/2019	Expedite Project Services	AMENDMENT OF CONDITION 5 OF 18/02396/MNR IN RESPECT OF THE MEANS OF ENCLOSURE OF REAR GARDEN AREA	4 PANTBACH PLACE, BIRCHGROVE, CARDIFF, CF14 1UN	53	True	Permission be granted	24/06/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01190/DCH	18/04/2019	Hughes	SINGLE STOREY REAR EXTENSION AND TWO STOREY EXTENSION TO FRONT WITH CREATION OF BALCONY AND ALTERATIONS	4 GRAIG VIEW, LISVANE, CARDIFF, CF14 0TG	64	False	Permission be granted	21/06/2019
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19/01188/DCH	23/04/2019	Davies	NEW DETACHED GARAGE & DETACHED GARDEN ROOM	52 MILL ROAD, LISVANE, CARDIFF, CF14 0XS	52	True	Permission be granted	14/06/2019
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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>
19/01138/MJR	09/04/2019	Redrow Homes	REMOVAL OF THE CENTRAL ISLAND CROSSINGS LOCATED WITHIN THE SPINE ROAD AND REPLACED WITH RAISED TABLE CROSSINGS AS REQUESTED BY THE COUNCIL'S HIGHWAY DEPARTMENT - PREVIOUSLY APPROVED UNDER 14/02891/MJR	PHASE 1B, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, MAERDY LANE, LISVANE	71	False	Permission be granted	19/06/2019
18/01585/MJR	02/07/2018	C2JARCHITECTS & TOWN PLANNERS	DISCHARGE OF CONDITIONS 4 (INTERNAL ROADS), 6 (DRAINAGE) AND 9 (ACCESS) OF 16/02752/MJR	LOZELLES, CHURCH ROAD, LISVANE, CARDIFF, CF14 0SJ	336	False	Partial Discharge of Condition (s)	03/06/2019
18/02222/MJR	09/10/2018	Redrow Homes Ltd	RESERVED MATTERS APPLICATION IN RELATION TO THE PROVISION OF THE APPROVED SPINE ROAD CARRIAGEWAY ALONG WITH ASSOCIATED INFRASTRUCTURE (CYCLE WAY, FOOTPATH, VERGE & DRAINAGE) AT PHASE 1B	CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	261	False	Permission be granted	27/06/2019

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19/01028/MNR	04/04/2019	Lisvane Community Council	DEMOLITION OF EXISTING LIBRARY TEMPORARY BUILDING AND PART DEMOLITION OF OLD SCHOOL BUILDING AND CONSTRUCTION OF PARTIAL TWO STOREY EXTENSION TO ACCOMMODATE NEW COMMUNITY FACILITIES INCLUDING CAFE, MEETING ROOMS AND HALL	COMMUNITY CENTRE, RUDRY ROAD, LISVANE	81	False	Permission be granted	24/06/2019
19/00590/MNR	12/03/2019	Patel & Jones	VARIATION OF CONDITION 2 (APPROVED PLANS) OF 18/00248/MNR	PANTEG FARM, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	94	False	Permission be granted	14/06/2019

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19/01252/DCH	18/04/2019	BROWN	DINING ROOM SINGLE STOREY EXTENSION TO SIDE AND REAR OF DETACHED PROPERTY	35 CHARLOCK CLOSE, THORNHILL, CARDIFF, CF14 9FF	47	True	Permission be granted	04/06/2019
19/00347/DCH	22/02/2019	Knight	PROPOSED REDUCTION IN WIDTH OF GROUND FLOOR APPROVED PLAN TO BE IN LINE WITH FIRST FLOOR APPROVED EXTENSION, MINOR ALTERATIONS TO WINDOW POSITIONS AND HEIGHT OF FIRST FLOOR EXTENSION PREVIOUSLY APPROVED UNDER 15/01393/DCH	32 THORNHILL ROAD, LLANISHEN, CARDIFF, CF14 6PF	111	False	Permission be granted	13/06/2019
19/01308/DCH	26/04/2019	Mrs Emma Richards	PROPOSED SINGLE STOREY REAR GROUND FLOOR EXTENSION AND ROOF SPACE CONVERSION WITH FLAT ROOF DORMER TO REAR	71 MORRIS AVENUE, LLANISHEN, CARDIFF, CF14 5JX	59	False	Permission be granted	24/06/2019
19/01386/DCH	07/05/2019	Howe & Martin	FIRST FLOOR SIDE EXTENSION OVER GARAGE AND UTILITY AND A SINGLE STOREY REAR EXTENSION	75 EVEREST AVENUE, LLANISHEN, CARDIFF, CF14 5AR	49	True	Planning Permission be refused	25/06/2019
19/01417/DCH	10/05/2019	BUNDY	PROPOSED SINGLE STOREY REAR EXTENSION TO FORM A KITCHEN & FAMILY ROOM	10 ELAN ROAD, LLANISHEN, CARDIFF, CF14 0NR	35	True	Permission be granted	14/06/2019
19/01322/DCH	29/04/2019	Bartley	PROPOSED ENTRANCE PORCH	38 COPPERFIELD DRIVE, LLANISHEN, CARDIFF, CF14 9DD	37	True	Permission be granted	05/06/2019

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19/00452/MNR	13/03/2019	Linc Cymru	DISCHARGE OF CONDITION 4 (NOISE) OF 18/01036/MNR	TY COCH NURSING HOME, 105 STATION ROAD, LLANISHEN, CARDIFF, CF14 5UW	85	False	Full Discharge of Condition	06/06/2019

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19/01267/DCH	25/04/2019	Peacock	SINGLE STOREY KITCHEN, SUN LOUNGE EXTENSION	22 WAUN GRON ROAD, LLANDAFF, CARDIFF, CF5 2JJ	50	True	Permission be granted	14/06/2019
19/00400/DCH	12/03/2019	KENDALL	PROPOSED REAR EXTENSION & NEW REAR DORMERS	1 DEWI COURT, 47 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2ET	94	False	Permission be granted	14/06/2019
19/00514/DCH	08/03/2019	Evans	REMOVAL OF EXISTING DEFECTIVE ROOF LIGHTS. FIRST FLOOR EXTENSION TO PROVIDE ADDITIONAL BEDROOM	40 PALACE ROAD, LLANDAFF, CARDIFF, CF5 2AH	104	False	Permission be granted	20/06/2019
19/01293/DCH	25/04/2019	Proctor	GROUND FLOOR REAR EXTENSION, HIP TO GABLE ROOF EXTENSION WITH REAR DORMER, DEMOLISH & RE-BUILD GARAGE & VEHICLE CROSSOVER	41 BISHOPS WALK, LLANDAFF, CARDIFF, CF5 2HA	56	True	Permission be granted	20/06/2019
19/00097/DCH	08/03/2019	Aziz	DOUBLE STOREY FRONT EXTENSION TO CREATE A LARGER LOUNGE AND BEDROOM, LOFT CONVERSION WITH REAR DORMER AND 2 HIP TO GABLE ROOF ALTERATIONS	347 WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2BB	109	False	Permission be granted	25/06/2019
19/01406/DCH	17/05/2019	Briggs	GROUND FLOOR REAR EXTENSION	9 ST MICHAEL'S ROAD, LLANDAFF, CARDIFF, CF5 2AL	32	True	Permission be granted	18/06/2019

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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01151/DCH	12/04/2019	Dando	GROUND FLOOR SIDE EXTENSION	1 WEST ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FT	56	True	Permission be granted	07/06/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01104/MNR	08/04/2019	Harries	PROPOSED REDEVELOPMENT AND CHANGE OF USE FROM COACH HOUSE TO TWO STOREY RESIDENTIAL DWELLING	REAR OF 25 BRIDGE ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JL	60	False	Planning Permission be refused	07/06/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01205/MNR	15/04/2019	Evoo Health Care Ltd	Change of Use from Vacant Class A1 to Class B1 Business Use	70 COUNTISBURY AVENUE, LLANRUMNEY, CARDIFF, CF3 5SN	52	True	Permission be granted	06/06/2019
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19/01365/MNR	07/05/2019	British Telecom PLC	REMOVE GLASS FROM A WINDOW ON THE GROUND FLOOR OF THE NORTH WEST ELEVATION. AN ALUMINIUM COWL WILL BE INSTALLED AND FIXED TO THE WINDOW FRAME. FINISH WILL BE SILVER	TELEPHONE EXCHANGE, 3 LLANRUMNEY AVENUE, LLANRUMNEY, CARDIFF, CF3 4BP	42	True	Permission be granted	18/06/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01504/DCH	17/05/2019	Damarnin	REAR GROUND FLOOR EXTENSION 4000mm OR LESS DEPTH FROM ORIGINAL MAIN WALL AND REAR DORMER SET BACK 300mm FROM ORIGINAL MAIN HOUSE REAR WALL (THE PROPOSED NEW FOOT-PRINT WILL OCCUPY LESS THAN 50% OF THE GARDEN AREA) AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150mm ABOVE ROOF PLANE	108 COEDEN DAL, PENTWYN, CARDIFF, CF23 7DL	32	True	Permission be granted	18/06/2019
19/01485/DCH	20/05/2019	Mavely	SINGLE STOREY SIDE EXTENSION TO PROVIDE LIVING AREA, KITCHEN AND WC WITH SHOWER AREA	77 WELLWOOD, LLANEDEYRN, CARDIFF, CF23 9JR	36	True	Permission be granted	25/06/2019

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19/01194/MNR	12/04/2019	Hallmark Care Homes	NEW OUTBUILDING, EXTENSION OF THE BIN STORE CANOPY, SINGLE STOREY LAUNDRY ROOM EXTENSION AND NEW ENCLOSED EXTERNAL TERRACE	TY ENFYS CAREHOME, MARLE CLOSE, PENTWYN, CARDIFF, CF23 7EP	55	True	Permission be granted	06/06/2019

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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>
19/01106/DCH	11/04/2019	Howells	CONVERSION OF EXISTING ATTIC SPACE. ROOF EXTENSION AND ROOF WINDOWS	14 TY-DRAW ROAD, PENYLAN, CARDIFF, CF23 5HA	56	True	Permission be granted	06/06/2019
19/01102/DCH	25/04/2019	Cronin	PROPOSED HIP TO GABLE ROOF EXTENSION AND REAR DORMER & EXTENSIONS TO FORM A KITCHEN & LIVING ACCOMODATION	63 COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9AX	55	True	Permission be granted	19/06/2019

19/01327/DCH	30/04/2019	Wilson	NEW GARDEN ROOM, NEW PITCHED ROOF OVER EXISTING FLAT ROOF VARIOUS ALTERATION INCLUDING FORMING NEW WINDOW & REMOVING EXISTING CHIMNEY STACK	55 EARL'S COURT ROAD, PENYLAN, CARDIFF, CF23 9DE	55	True	Permission be granted	24/06/2019
19/01552/DCH	28/05/2019	Griffiths	NORTH EXTENSION FRONT ELEVATION ROOF LINE CHANGED FROM GABLE END TO HIP AND GARAGE DOOR REPLACED WITH DOOR AND WINDOW. 'GARAGE/BICYCLE STORE' CHANGED TO 'ANCILLARY LIVING'. ADDITION OF TWO SKYLIGHTS TO ANCILLARY LIVING, ADDITION OF SKYLIGHT TO BED 3 AND MINOR CHANGES TO THE SITING AND SIZES OF OTHER SKYLIGHTS. REAR ELEVATION PATIO DOORS CHANGED TO FRENCH DOORS AND A WINDOW AND MINOR SITING CHANGES TO THE FIRST FLOOR WINDOWS - PREVIOUSLY APPROVED UNDER 16/01015/DCH	51 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SB	24	True	Permission be granted	21/06/2019
<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>
18/00418/MJR	26/02/2018	Taylor Wimpey (South Wales)	RENEWAL OF 12/01240/DCO FOR ERECTION OF 14 NO. RESIDENTIAL UNITS, CAR PARKING, CYCLE PARKING, REFUSE AND RECYCLING STORE, 3M HIGH ACOUSTIC FENCE AND ASSOCIATED WORKS	LAND TO WEST OF EQUINOX, COLCHESTER AVENUE, PENYLAN, CARDIFF	471	False	Permission be granted	12/06/2019
19/01655/MJR	07/06/2019	W. Wing Yip (London) Ltd	DISCHARGE OF CONDITIONS 9 (CONTAMINATION) AND 24 (CEMP) OF 18/02910/MJR	507 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AD	6	True	Full Discharge of Condition	13/06/2019

<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>
19/01245/MNR	26/04/2019	JAMES	VARIATION OF CONDITION 2 OF 16/01477/MNR TO REPLACE EXISTING DRAWING WITH REVISED DRAWINGS WHICH HAVE ADDITIONAL ROOF LIGHTS ADDED AS PER SITE WORKS	50 BRONWYDD AVENUE, PENYLAN, CARDIFF, CF23 5JQ	56	True	Permission be granted	21/06/2019

PLAS

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/01288/DCH	26/04/2019	Ali	SINGLE STOREY REAR EXTENSION	52 DIANA STREET, ROATH, CARDIFF, CF24 4TW	49	True	Permission be granted	14/06/2019
19/00249/DCH	12/02/2019	HENNAN	PROPOSED SIDE & REAR SIDE EXTENSIONS, ROOF EXTENSION & LOFT CONVERSION & INTERNAL RECONFIGURATION	85 SHIRLEY ROAD, ROATH, CARDIFF, CF23 5HL	132	False	Permission be granted	24/06/2019
19/01412/DCH	09/05/2019	Lewis	PROPOSED DEMOLITION OF EXISTING REAR SINGLE STOREY EXTENSION STRUCTURE, AND THE CONSTRUCTION OF A NEW ENLARGED SINGLE STOREY REAR EXTENSION	14 TIMBERS SQUARE, ROATH, CARDIFF, CF24 3SG	48	True	Permission be granted	26/06/2019
19/01441/DCH	17/05/2019	Maude	TO REMOVE EXISTING UNSTABLE BOUNDARY WALL, EXISTING SHUTTER AND GATE. REPLACE WITH NEW DOUBLE GARAGE WITH ELECTRIC SHUTTER AND ELECTRIC VEHICLE CHARGING POINTS	92 NINIAN ROAD, ROATH, CARDIFF, CF23 5EQ	35	True	Permission be granted	21/06/2019
19/01519/DCH	28/05/2019	Harris	LOFT CONVERSION WITH A REAR DORMER EXTENSION	82 INVERNESS PLACE, ROATH, CARDIFF, CF24 4SA	31	True	Permission be granted	28/06/2019

<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>
19/01358/MNR	02/05/2019	Mr Ghaffar	CERTIFICATE OF LAWFULNESS FOR EXISTING USE FOR 5 FLATS	16 RICHMOND ROAD, ROATH, CARDIFF, CF24 3AS	56	True	Permission be granted	27/06/2019
19/00603/MNR	13/03/2019	Mookthair	2 STOREY REAR EXTENSION, REAR DORMER AND CONVERSION TO THREE FLATS AND REBUILD FRONT AND SIDE WALLS	5 TAVISTOCK STREET, ROATH, CARDIFF, CF24 3BE	97	False	Permission be granted	18/06/2019
19/01101/MNR	02/04/2019	Davies	TWO STOREY SIDE EXTENSION WITH LOFT CONVERSION INCLUDING REAR DORMERS TO FORM TWO DWELLINGS WITH EXTERNAL ALTERATIONS	11 ST PETER'S STREET, ROATH, CARDIFF, CF24 3BA	79	False	Permission be granted	20/06/2019
19/01344/MNR	01/05/2019	Mr Jan Khan	REPOSITIONING OF CYCLE STORE	23-25 PARTRIDGE ROAD, ROATH, CARDIFF, CF24 3QW	43	True	Permission be granted	13/06/2019
19/01155/MNR	09/04/2019	Mahmood	VARIATION OF CONDITION 7 OF 95/00491/W TO ALLOW EXTENDED OPENING HOURS 07:30 - 23:30	192 CITY ROAD, ROATH, CARDIFF, CF24 3JF	56	True	Permission be granted	04/06/2019
19/01212/MNR	15/04/2019	Aseeley	SINGLE STOREY AND FIRST FLOOR REAR EXTENSIONS AND LOFT CONVERSION WITH REAR DORMER TO INCREASE A FOUR BED HOUSE IN MULTIPLE OCCUPATION TO A SIX BED HOUSE IN MULTIPLE OCCUPATION	148 GLENROY STREET, ROATH, CARDIFF, CF24 3LA	53	True	Planning Permission be refused	07/06/2019
19/01225/MNR	16/04/2019	Brozek	ALTERATIONS TO FORM DWELLING	REAR OF 130 INVERNESS PLACE, DALCROSS STREET, ROATH	55	True	Planning Permission be refused	10/06/2019
19/01673/MNR	13/06/2019	Zaman	CHANGES TO FRONT ELEVATION TREATMENT - PREVIOUSLY APPROVED UNDER 18/01366/MNR	MADNI MUSLIM COMMUNITY CENTRE TRUST, 1-3 DALCROSS STREET, ROATH, CARDIFF, CF24 4SE	8	True	Permission be granted	21/06/2019

19/01403/MNR	21/05/2019	YMCA Cardiff	1. OMIT GLAZED COLOURED BRICK EXTERNAL ENVELOPE AND REPLACE WITH COLOURED CLADDING, ADJUST SIDE WINDOW POSITIONS AND ESCAPE DOORS 2. SUBSTITUTE EXISTING MUGA PLAY AREA FOR NEW PARKING AREA (ACCESSED OFF SHAKESPEARE STREET AS EXISTING) AND RE-SITE MUGA ON EXISTING PARKING AREA - PREVIOUSLY APPROVED UNDER 17/03117/MNR	PLASNEWYDD COMMUNITY CENTRE, SHAKESPEARE STREET, ROATH, CARDIFF, CF24 3ES	27	True	Split decision (part app./part ref.)	17/06/2019
19/01274/MNR	01/05/2019	Cafe Sino Ltd	RETROSPECTIVE CHANGE OF USE TO A3 WITH LIGHT COOKING AND INSTALLATION OF FLUE AND VENTILATION GRILLS	28 ALBANY ROAD, ROATH, CARDIFF, CF24 3RQ	40	True	Permission be granted	10/06/2019
19/01593/MJR	30/05/2019	Mr Sajid Ghaffer	ALTERATIONS TO INCLUDE PROVISION OF GUARDING BARRIERS - PREVIOUSLY APPROVED UNDER 17/00111/MJR	199-209 CITY ROAD, ROATH, CARDIFF, CF24 3JD	11	True	Permission be granted	10/06/2019
19/01413/MNR	08/05/2019	Mr Mohamed Rafiq	REMOVAL OF CONDITION 5 RELATING TO WORKS AT VERE STREET IN RESPECT OF PLANNING PERMISSION 14/01969/MNR	42 CITY ROAD, ROATH, CARDIFF, CF24 3DL	27	True	Permission be granted	04/06/2019

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>
19/01116/DCH	24/04/2019	Ingram	DETACHED GARAGE	ERW LAS, PARKWALL ROAD, PONTPRENAU, CARDIFF, CF14 0PJ	50	True	Permission be granted	13/06/2019

19/01161/DCH	30/04/2019	Woods	EXTEND THE GROUND FLOOR TO THE SIDE OF THE EXISTING GARAGE AND THE FIRST FLOOR ACROSS THE EXISTING GARAGE AND NEW GROUND FLOOR EXTENSION ADDING AN EXTRA BEDROOM AND ENSUITE. DOWNSTAIRS WILL UTILISE THE SPACE WITH MODERN OPEN PLAN LIVING	72 CRANBOURNE WAY, PONTPRENNAU, CARDIFF, CF23 8SL	55	True	Permission be granted	24/06/2019
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19/01462/DCH	17/05/2019	Jones	GARAGE TO FRONT OF PROPERTY/DRIVEWAY	HILLCREST, TY-DRAW ROAD, PONTPRENNAU, CARDIFF, CF14 0PF	32	True	Permission be granted	18/06/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01378/MNR	10/05/2019	Mobile Broadband Network Limited	THE REMOVAL OF THE EXISTING 15M MONOPOLE SUPPORTING 3 ANTENNAS FOR A 20M LATTICE TOWER WITH 6 ANTENNAS, 1 DISH ANTENNA, 9 EQUIPMENT CABINETS, ANCILLARY EQUIPMENT AND ASSOCIATED WORKS ALL WITHIN THE EXISTING COMPOUND	MAST AT MALTHOUSE FARM, ST MELLONS ROAD, PONTPRENNAU, CARDIFF, CF14 0SH	42	True	Permission be granted	21/06/2019
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19/00187/MNR	01/02/2019	Watkins	DISCHARGE OF CONDITIONS 4 (EXTERNAL FINISHING MATERIALS), 7 (LANDSCAPING), 12 (MEANS OF ENCLOSURE) AND 15 (DRAINAGE) OF 15/00101/MNR	PART OF LAND AT THE BLANDINGS, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	132	False	Full Discharge of Condition	13/06/2019
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PYCH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01162/DCH	10/04/2019	Franks and Toms Architects Ltd	PROPOSED FIRST FLOOR DORMER WITH FRENCH DOORS AND GLAZED BALCONY	CHARTWELL LODGE, CHARTWELL COURT, PENTYRCH, CARDIFF, CF15 9QZ	63	False	Permission be granted	12/06/2019
19/01184/DCH	11/04/2019	Mr Mathew Harding	SINGLE STOREY REAR EXTENSION AND GARAGE CONVERSION	40 CLOS GOCH, PENTYRCH, CARDIFF, CF15 9RA	63	False	Permission be granted	13/06/2019
19/01282/DCH	01/05/2019	Toye	CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED ORANGERY EXTENSION TO THE REAR, INCLUDING ALTERATIONS TO THE GARAGE AND A NEW PORCH AREA	PENNY LANE, PENUEL ROAD, PENTYRCH, CARDIFF, CF15 9QJ	43	True	Permission be granted	13/06/2019

RADY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/01446/DCH	13/05/2019	James	PROPOSED SINGLE STOREY REAR & SIDE EXTENSION, RE-MODELLING FRONT ELEVATION TOGETHER WITH ASSOCIATED INTERNAL ALTERATIONS	7 MIN-Y-COED, RADYR, CARDIFF, CF15 8AQ	39	True	Permission be granted	21/06/2019

<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>
18/01619/MJR	12/07/2018	Bellway Homes Ltd Wales Division	DISCHARGE OF CONDITIONS 17 (TREES) AND 19 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 14/02157/MJR IN RESPECT OF THE AREA COVERED BY RESERVED MATTERS APPLICATION 18/01318/MJR	LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	347	False	Full Discharge of Condition	24/06/2019

RHIW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/01295/DCH	14/05/2019	Mr Wing	GARDEN ROOM	19 CLOS CROMWELL, RHIWBINA, CARDIFF, CF14 6QN	43	True	Permission be granted	26/06/2019
19/01310/DCH	26/04/2019	Richards	CONVERSION OF DETACHED GARAGE TO HABITABLE ROOM WITH THE ADDITION OF 5SQM AND PITCHED ROOF	30 WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6SD	56	True	Permission be granted	21/06/2019
19/01318/DCH	03/05/2019	Watkins	CERTIFICATE OF LAWFUL DEVELOPMENT FOR DORMER ROOF EXTENSION TO A SINGLE DWELLINGHOUSE (C3)	26 DAN Y GRAIG, PANTMAWR, CARDIFF, CF14 7HJ	46	True	Permission be granted	18/06/2019
19/01248/DCH	30/04/2019	Jenkins	PROPOSED SINGLE STOREY REAR EXTENSION WITH DUAL PITCH ROOF CONSTRUCTION TO REAR OF SEMI-DETACHED PROPERTY	18 WAUN-Y-GROES ROAD, RHIWBINA, CARDIFF, CF14 4SW	45	True	Permission be granted	14/06/2019
19/01313/DCH	29/04/2019	Singh	DEMOLITION OF EXISTING KITCHEN-REBUILD EXTENDED KITCHEN	47 THORNHILL ROAD, RHIWBINA, CARDIFF, CF14 6PE	45	True	Permission be granted	13/06/2019
19/01341/DCH	01/05/2019	Jones	SINGLE STOREY PITCHED ROOF EXTENSION TO REAR & SIDE OF HOUSE	129 HEOL LLANISHEN FACH, RHIWBINA, CARDIFF, CF14 6RE	43	True	Permission be granted	13/06/2019
19/00190/DCH	18/04/2019	MOWAT	REMOVE EXISTING CONSERVATORY AND REBUILD SINGLE STOREY EXTENSION	18 HEOL-Y-FELIN, RHIWBINA, CARDIFF, CF14 6NB	56	True	Permission be granted	13/06/2019
19/01548/DCH	29/05/2019	Mr Cheng	CERTIFICATE OF LAWFULNESS FOR PROPOSED USE FOR A REAR GROUND FLOOR EXTENSION 4000MM OR LESS DEPTH FROM ORIGINAL MAIN HOUSE AND ANNEX WALLS	20 WAUN-FAWR ROAD, RHIWBINA, CARDIFF, CF14 4SJ	29	True	Permission be granted	27/06/2019
19/01483/DCH	17/05/2019	Mrs Kara Williams	TO AMEND THE ROOFLINE TO ALLOW HIGHER CEILINGS INTERNALLY - PREVIOUSLY APPROVED UNDER 18/02406/DCH	3 WAUN-FAWR ROAD, RHIWBINA, CARDIFF, CF14 4SJ	28	True	Permission be granted	14/06/2019

19/01463/DCH	15/05/2019	kent	REAR DORMER AND HIP TO GABLE LOFT CONVERSION	23 HEOL-Y-COED, RHIWBINA, CARDIFF, CF14 6HQ	30	True	Permission be granted	14/06/2019
19/01419/DCH	09/05/2019	Webb	PROPOSED SIDE AND REAR DORMERS TO CONVERT LOFT SPACE	6 HEOL-Y-NANT, RHIWBINA, CARDIFF, CF14 6BS	29	True	Permission be granted	07/06/2019
19/01383/DCH	14/05/2019	Oliver	ORANGERY EXTENSION TO THE REAR	6 LON-YSGUBOR, RHIWBINA, CARDIFF, CF14 6SG	27	True	Permission be granted	10/06/2019
19/01384/DCH	08/05/2019	Snook	CHANGE ROOF TILE SPECIFIED IN CONDITION 6 FROM MARLEY ETERNIT PLAIN CONCRETE ROOF TILES (NATURAL RED) TO REDLAND GROVERBURY BRECKLAND BROWN - PREVIOUSLY APPROVED UNDER 17/02089/DCH	1 CLOS Y BRYN, RHIWBINA, CARDIFF, CF14 6TR	27	True	Permission be granted	04/06/2019

RIVE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/01013/DCH	15/04/2019	Haq	REPLACE EXISTING WINDOWS TO FRONT ELEVATION WITH NEW GREY UPVC SASH WINDOWS	71 HAMILTON STREET, PONTCANNA, CARDIFF, CF11 9BQ	53	True	Permission be granted	07/06/2019
19/01250/DCH	23/04/2019	Siske Struik and Lewis Evans	DEMOLITION OF EXISTING SUN ROOM AND ERECTION OF TWO STOREY REAR EXTENSION	178 KING'S ROAD, PONTCANNA, CARDIFF, CF11 9DG	51	True	Permission be granted	13/06/2019
19/01066/DCH	17/04/2019	Case	RETENTION OF UPVC SASH WINDOWS	57 HAMILTON STREET, PONTCANNA, CARDIFF, CF11 9BQ	63	False	Planning Permission be refused	19/06/2019
19/01332/DCH	30/04/2019	Sait	REPLACEMENT OF EXISTING FRONT ELEVATION WINDOWS WITH WOODEN DOUBLE-GLAZED SASH WINDOWS	61 PLASTURTON AVENUE, PONTCANNA, CARDIFF, CF11 9HL	52	True	Permission be granted	21/06/2019
19/01149/DCH	08/04/2019	Brooks	LOFT CONVERSION TO HABITABLE ROOM INCLUDING INSTALLATION OF 3 NO. VELUX STYLE WINDOWS TO THE REAR OF THE PROPERTY	72 PLASTURTON AVENUE, PONTCANNA, CARDIFF, CF11 9HJ	81	False	Permission be granted	28/06/2019

19/01435/DCH	17/05/2019	Mr Adnan Ayaz	SINGLE STOREY REAR EXTENSION	27 PLANTAGENET STREET, RIVERSIDE, CARDIFF, CF11 6AS	42	True	Permission be granted	28/06/2019
19/01382/DCH	13/05/2019	Lane	CONSTRUCTION OF A SINGLE STOREY INFILL SIDE EXTENSION WITHIN AN EXISTING ENCLOSED COURTYARD	17 FAIRLEIGH ROAD, PONTCANNA, CARDIFF, CF11 9JT	36	True	Permission be granted	18/06/2019
19/01672/DCH	07/06/2019	Hall	TO OMIT FROM THE APPROVED PROPOSALS SOME ROOF-LIGHTS - 3 TO EXISTING ROOF AND 3 TO THE NEW EXTENSION ROOF AND TO ADD TWO ADDITIONAL WINDOWS AT GROUND FLOOR - PREVIOUSLY APPROVED UNDER 18/01311/DCH	MEWS HOUSE, 46 SOPHIA WALK, PONTCANNA, CARDIFF, CF11 9LE	12	True	Permission be granted	19/06/2019
<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>
19/00061/MNR	14/01/2019	My Brother & I Limited	PROPOSED CHANGE OF USE, CONVERSION, ALTERATION AND EXTENSION OF HOUSE & COACH HOUSE TO APARTHOTEL FORMING 12 UNITS WITH ASSOCIATED OFFICE FACILITIES	7 FITZHAMON EMBANKMENT, RIVERSIDE, CARDIFF, CF11 6AN	163	False	Permission be granted	26/06/2019
18/03027/MNR	03/01/2019	Madley	CONVERSION OF DWELLING TO FORM 2 APARTMENTS WITH NEW SINGLE STOREY REAR EXTENSION.	75 ROMILLY CRESCENT, PONTCANNA, CARDIFF, CF11 9NQ	173	False	Permission be granted	25/06/2019
19/01328/MNR	30/04/2019	Bangladesh Community Centre	VARIATION OF CONDITION 2 (OPENING HOURS) OF 00/01805/W - TO ENABLE COMMUNITY TO USE DURING RAMADAN PERIOD AND ON SPECIAL OCCASIONS	BANGLADESH CENTRE, MACHEN PLACE, RIVERSIDE, CARDIFF, CF11 6ER	52	True	Permission be granted	21/06/2019
19/00622/MNR	03/04/2019	Mr Malik	CHANGE EXISTING GROUND FLOOR REAR FLAT TO REMOVE RESTRICTION TO JUST MANAGER	32B LOWER CATHEDRAL ROAD, RIVERSIDE, CARDIFF	76	False	Permission be granted	18/06/2019
18/02002/MNR	05/10/2018	LAZAROU	SINGLE STOREY, TWO STOREY AND REAR DORMER ROOF EXTENSIONS.	24 WYNDHAM CRESCENT, PONTCANNA, CARDIFF, CF11 9EH	255	False	Permission be granted	17/06/2019

19/01448/MNR	13/05/2019	Tobenas Chiropractic	CHANGE OF USE FROM A SHOP (A1, VENN TAILORING) TO A CHIROPRACTIC CLINIC (D1, TOBENAS CHIROPRACTIC)	GROUND FLOOR, 14 LLANDAFF ROAD, PONTCANNA, CARDIFF, CF11 9NJ	32	True	Permission be granted	14/06/2019
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RUMN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/01296/DCH	25/04/2019	Mr A Ahad	RENEWAL OF PLANNING PERMISSION 14/00758/DCH FOR THE CONVERSION OF A DETACHED GARAGE TO A GRANNY FLAT	NEW GREENFIELDS, NEWPORT ROAD, RUMNEY, CARDIFF, CF3 5TW	55	True	Permission be granted	19/06/2019
19/01160/DCH	15/04/2019	Robjohn	PROPOSED SINGLE STOREY REAR EXTENSION	15 BRACHDY ROAD, RUMNEY, CARDIFF, CF3 3BG	53	True	Permission be granted	07/06/2019
19/01181/DCH	11/04/2019	Garay	PROPOSED SINGLE STOREY REAR AND SIDE EXTENSIONS TO INCLUDE OPEN PLAN KITCHEN, LIVING & DINING AREA AND NEW UTILITY, WC AND STORES AREA	5 THE WALK, RUMNEY, CARDIFF, CF3 3DP	57	False	Permission be granted	07/06/2019
19/01126/DCH	04/04/2019	Pengelly	SINGLE STOREY REAR EXTENSION	235 NEW ROAD, RUMNEY, CARDIFF, CF3 3BP	61	False	Permission be granted	04/06/2019
19/01304/DCH	29/04/2019	Williams	REAR SINGLE AND DOUBLE STOREY EXTENSION. ATTIC CONVERSION TO INCLUDE SIDE HIP-TO-GABLE AND REAR DORMER ROOM EXTENSIONS.	59 TY-MAWR ROAD, RUMNEY, CARDIFF, CF3 3BS	58	False	Permission be granted	26/06/2019
19/01434/DCH	11/05/2019	Mrs Marshall	ERECT A CONSERVATORY TO THE REAR ELEVATION	66 WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 3EA	46	True	Permission be granted	26/06/2019
19/01526/DCH	22/05/2019	Somes	SINGLE STOREY REAR AND SIDE EXTENSION	27 TY-FRY ROAD, RUMNEY, CARDIFF, CF3 3JJ	30	True	Permission be granted	21/06/2019

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19/01464/MJR	16/05/2019	CWArchitects Ltd	DISCHARGE OF CONDITION 4 (JAPANESE KNOTWEED TREATMENT - METHOD STATEMENT) OF 14/02823/MJR	LAND AT, LAMBY WAY, WENTLOOG	19	True	Full Discharge of Condition	04/06/2019

<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>
19/01097/MNR	02/04/2019	AG QUIDNET U.K INDUSTRIAL B.V. C/O QUIDNET CAPITAL	DEMOLITION OF THREE STOREY OFFICE BLOCK TO FRONT ELEVATION. FOLLOWING DEMOLITION WORKS PROVIDE NEW PROFILED METAL CLADDING TO WALLS WITH METAL ROLLER SHUTTER DOORS AND FIRE EXIT DOORS AND NEW LOADING/YARD AREA.	WENTLOOG BUILDINGS, WENTLOOG ROAD, RUMNEY	72	False	Permission be granted	13/06/2019
19/00571/MNR	12/03/2019	Evans	CHANGE EXISTING 4-BEDROOM SEMI-DETACHED TO 2 SELF-CONTAINED FLATS	615 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FA	105	False	Permission be granted	25/06/2019
19/01140/MNR	05/04/2019	Abraham	PROPOSED 2 BEDROOM NEW BUILD DWELLING	1 GREENWAY ROAD, RUMNEY, CARDIFF, CF3 3HJ	84	False	Planning Permission be refused	28/06/2019

SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/01281/MNR	23/04/2019	Charles M Willie & Co (Shipping) Ltd	REMODELLING AND EXTENSION OF CELTIC HOUSE AND REORGANISATION OF EXISTING CAR PARKING AREAS	6 OCEAN WAY, SPLOTT, CARDIFF, CF24 5HG	56	True	Permission be granted	18/06/2019

19/00551/MNR	08/03/2019	Viridor Waste Management Limited	CONSTRUCTION AND OPERATION OF AN ELECTRICAL SUBSTATION BUILDING AND ASSOCIATED ACCESS ANCILLARY TO THE TRIDENT PARK ENERGY RECOVERY FACILITY	CARDIFF ENERGY RECOVERY FACILITY, TRIDENT INDUSTRIAL PARK, GLASS AVENUE, SPLOTT, CARDIFF	102	False	Permission be granted	18/06/2019
19/01734/MNR	12/06/2019	Natural Resources Wales	MARINE AND COASTAL ACCESS ACT 2009: PART 4 MARINE LICENSING REMOVING PAINT ON RHYMNEY RIVER BRIDGE	MAIN RAILWAY LIVE OVER RHYMNEY RIVER, RUMNEY, CARDIFF	15	True	Raise Objections	27/06/2019

TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/01064/MJR	12/04/2019	Atlantic Recycling Ltd	DISCHARGE OF CONDITIONS 5 (CYCLE PARKING), 7 (WASTE STORAGE), 8 (ARCHAEOLOGY - WRITTEN SCHEME OF INVESTIGATION), 9 (GAS MONITORING), AND 18 (FLOOD MITIGATION MEASURES PLAN) OF 17/00599/MJR.	TY TO MAEN FARM, NEWTON ROAD, WENTLOOG, CARDIFF, CF3 2EJ	54	True	Full Discharge of Condition	05/06/2019

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19/01105/DCH	02/04/2019	Rowe	PROPOSED DOUBLE STOREY SIDE EXTENSION. PROPOSED HIP TO GABLE. PROPOSED LINK TO GARAGE	139 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RF	64	False	Permission be granted	05/06/2019
19/01204/DCH	15/04/2019	Lewis	DEMOLISH EXISTING SINGLE STOREY EXTENSION AND CONSTRUCT NEW SINGLE STOREY EXTENSION TO REAR ELEVATION	6 ST DAVID'S ROAD, WHITCHURCH, CARDIFF, CF14 1DS	51	True	Permission be granted	05/06/2019

19/00640/DCH	25/03/2019	Miss Jones and Mr Rees	PROPOSED SIDE EXTENSION - INCLUDING NEW CROSSOVER AND TWO PARKING SPACES.	2 HEOL BLAKEMORE, WHITCHURCH, CARDIFF, CF14 2BX	72	False	Permission be granted	05/06/2019
19/01364/DCH	03/05/2019	Darlington	SINGLE STOREY EXTENSION TO THE REAR OF THE HOUSE	28 CAMBOURNE AVENUE, WHITCHURCH, CARDIFF, CF14 2AQ	41	True	Permission be granted	13/06/2019
19/01340/DCH	01/05/2019	Slater	PROPOSED SINGLE STOREY REAR EXTENSION PROPOSED HIP TO GABLE. PROPOSED REAR DORMER	21 KINGSLAND ROAD, WHITCHURCH, CARDIFF, CF14 2EJ	43	True	Permission be granted	13/06/2019
19/01333/DCH	01/05/2019	Crandon	CONSTRUCTION OF A SINGLE GLAZED CONTEMPORARY GLAZED EXTENSION TO THE REAR OF AN EXISTING SINGLE STOREY SINGLE OCCUPANCY RESIDENTIAL DWELLINGHOUSE IN PLACE OF AN EXISTING CONSERVATORY EXTENSION	27 CAEGWYN ROAD, WHITCHURCH, CARDIFF, CF14 1QN	44	True	Permission be granted	14/06/2019
19/01170/DCH	10/04/2019	Sung	FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE AND SINGLE STOREY REAR EXTENSION	44 SUNNYBANK CLOSE, WHITCHURCH, CARDIFF, CF14 1EQ	65	False	Permission be granted	14/06/2019
19/01381/DCH	07/05/2019	Bala	ERECTION OF SINGLE STOREY AND FIRST FLOOR REAR EXTENSION TO HAVE KITCHEN/DINER AT GROUND FLOOR AND ONE EXTRA BEDROOM TO FIRST FLOOR	72 PANTMAWR ROAD, WHITCHURCH, CARDIFF, CF14 7TG	48	True	Permission be granted	24/06/2019
19/01355/DCH	02/05/2019	Mr Adrian Davies	SINGLE STOREY SIDE AND REAR EXTENSION	63 FORELAND ROAD, WHITCHURCH, CARDIFF, CF14 7AS	39	True	Permission be granted	10/06/2019
19/01418/DCH	09/05/2019	Ford	TO INCREASE THE LENGTH OF THE SINGLE STOREY REAR EXTENSION THAT FORMS PART OF THE APPROVED APPLICATION FROM 3.5 METRES TO 4 METRES - 18/00305/DCH	8 CASTELL COCH VIEW, TONGWYNLAIS, CARDIFF, CF15 7LA	34	True	Permission be granted	12/06/2019
19/01443/DCH	16/05/2019	davies	THE PORCH IS TO MOVE FORWARDS BY APPROX 1M AND THE REAR UTILITY HAS BEEN REDUCED - PREVIOUSLY APPROVED UNDER 19/00030/DCH	24 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LZ	28	True	Permission be granted	13/06/2019

19/01470/DCH	16/05/2019	Brennan	LOFT CONVERSION. HIP TO GABLE DORMER WITH NON OPENING OBSCURE GLAZED WINDOW IN GABLE END, RENDERED TO MATCH EXISTING FINISH. FULL WIDTH REAR DORMER WITH UPVC WINDOWS TILED TO MATCH EXISTING ROOF MATERIAL. TWO VELUX WINDOWS TO THE FRONT ELEVATION	32 ATHELSTAN ROAD, WHITCHURCH, CARDIFF, CF14 2EP	34	True	Permission be granted	19/06/2019
19/01576/DCH	28/05/2019	Owen	DEMOLITION OF REAR SUN ROOM AND SIDE EXTENSION, NEW SINGLE STOREY EXTENSONS TO SIDE AND REAR , FIRST FLOOR EXTENSION TO ENLARGE BATHROOM AND REAR ROOF DORMER AND ALTERATIONS	100 HEOL GABRIEL, WHITCHURCH, CARDIFF, CF14 1JX	31	True	Permission be granted	28/06/2019
19/01480/DCH	17/05/2019	Boros Robbins	REAR 2ND FLOOR EXTENSION TO CREATE ADDITIONAL BEDROOMS AND SINGLE STOREY REAR ADDITION	26 WOODLAND ROAD, WHITCHURCH, CARDIFF, CF14 2BU	39	True	Permission be granted	25/06/2019
19/01481/DCH	17/05/2019	Sherman	REAR 2ND FLOOR EXTENSION TO CREATE ADDITIONAL BEDROOM	28 WOODLAND ROAD, WHITCHURCH, CARDIFF, CF14 2BU	38	True	Permission be granted	24/06/2019
19/01478/DCH	20/05/2019	Gifford	HIP TO GABLE AND REAR DORMER LOFT CONVERSION	36 TWYN-Y-FEDWEN, WHITCHURCH, CARDIFF, CF14 1HU	32	True	Permission be granted	21/06/2019
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18/02754/MNR	23/11/2018	Cartwright Construction	DISCHARGE OF CONDITION 4 (DISPOSAL OF SURFACE WATER) OF 18/01223/MNR	26 HEOL DOLWEN, WHITCHURCH, CARDIFF, CF14 1RX	208	False	Full Discharge of Condition	19/06/2019

19/00635/MNR	19/03/2019	Woods	DISCHARGE OF CONDITIONS 3 - MATERIALS 4 - SITE ENCLOSURE 5 - HARD/SOFT LANDSCAPING 10 - DRAINAGE 14 - ASSESSMENT OF CONTAMINATION 15 - REMEDIATION SCHEME 16 - WORKS ASSOCIATED WITH REMEDICATION 17 - CONSTRUCTION MANAGEMENT PLAN OF 18/03021/MNR	THE BUNGALOW, LLANCAIACH ROAD, WHITCHURCH, CARDIFF, CF14 1PX	80	False	Full Discharge of Condition	07/06/2019
19/01249/MNR	07/05/2019	Mr Oliver O'Hara	CLADDING NORTH SOUTH AND EAST FACING FACES OF BRICK BUILDING WITH COLOUR COATED PROFILED SHEETING AND FORMATION OF 2 NO WINDOWS AND EMERGENCY EXIT DOOR AT GROUND FLOOR LEVEL	325 NORTH ROAD, BIRCHGROVE, CARDIFF, CF14 3BP	31	True	Permission be granted	07/06/2019