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AGENDA

Pwyllgor PWYLLGOR CYNLLUNIO

Dyddiad ac amser y cyfarfod DYDD MERCHER, 6 GORFFENNAF 2022, 1.30 PM

Lleoliad CR 4, COUNTY HALL - MULTI LOCATION MEETING

Aelodaeth Cynghorydd Stubbs (Cadeirydd)
Cynghorwyr Humphreys, Ahmed, Jones, Reid-Jones, Robson, Sattar a/ac Hunt

1 Ymddiheuriadau am Absenoldeb

2 Datgan Buddiannau

I'w gwneud ar ddechrau'r eitem agenda dan sylw, yn unol â Chod Ymddygiad yr Aelodau.

3 Cofnodion

Cymeradwyo cofnodion y cyfarfod a gynhaliwyd ar 15 Mehefin 2022 fel gwir gofnod.

4 Deisebau

Mae deisebau wedi dod i law mewn cysylltiad â'r ceisiadau canlynol yn unol â Rheol 14.2 y Weithdrefn Cyfarfodydd Pwyllgor. Mae'r deisebwyr wedi cael gwybod bod ganddynt hawl i siarad, ac mae'r ymgeiswyr/asiantau wedi cael gwybod bod ganddynt hawl i ateb:

1. 22/00475/MJR, YSBYTY'R EGLWYS NEWYDD, HEOL Y PARC, YR EGLWYS NEWYDD
2. 18/00736/MNR, 71 HEOL YR EGLWYS, YR EGLWYS NEWYDD
3. 22/0885/MNR, HEOL Y MAENDY, CATHAYS

5 Ceisiadau Rheoli Datblygu

a 22/00475/MJR, YSBYTY'R EGLWYS NEWYDD, HEOL Y PARC, YR EGLWYS NEWYDD

b 18/00736/MNR, 71 HEOL YR EGLWYS, YR EGLWYS NEWYDD

- c 22/00885/MNR, 76 HEOL Y MAENDY, CATHAYS
- 6 **Ceisiadau a bennir gan Bwerau Dirprwyedig**
- 7 **Eitemau Brys (os oes rhai)**
- 8 **Dyddiad y cyfarfod nesaf - i'w gadarnhau**

Davina Fiore

Cyfarwyddwr Llywodraethu a Gwasanaethau Cyfreithiol

Dyddiad: Dydd Iau, 30 Mehefin 2022

Cyswllt: Kate Rees, 02920 872427, krees@caerdydd.gov.uk

GWE-DARLLEDU

Caiff y cyfarfod hwn ei ffilmio i'w ddarlledu'n fyw a/neu yn olynol trwy wefan y Cyngor. Caiff yr holl gyfarfod ei ffilmio, heblaw am eitemau eithriedig neu gyfrinachol, a bydd y ffilm ar gael ar y wefan am 12 mis. Cedwir copi o'r recordiad yn unol â pholisi cadw data'r Cyngor.

Ar ddechrau'r cyfarfod, bydd y Cadeirydd yn cadarnhau a gaiff y cyfarfod cyfan neu ran ohono ei ffilmio. Fel rheol, ni chaiff ardaloedd y cyhoedd eu ffilmio. Fodd bynnag, wrth fynd i'r ystafell gyfarfod a defnyddio'r ardal gyhoeddus, mae aelodau'r cyhoedd yn cydsynio i gael eu ffilmio ac y defnyddir y lluniau a recordiadau sain hynny o bosibl at ddibenion gwe-ddarlledu a/neu hyfforddi.

Os oes gennych gwestiynau ynghylch gwe-ddarlledu cyfarfodydd, cysylltwch â'r Gwasanaethau Pwyllgorau ac Aelodau ar 02920 872020 neu e-bost [Gwasanethau Democrataidd](#)

Mae'r dudalen hon yn cael ei adael yn wag yn fwriadol

PLANNING COMMITTEE

15 JUNE 2022

Present: Councillor Stubbs(Chairperson)
Councillors Humphreys, Ahmed, Ash-Edwards, Ferguson-Thorne, Hunt, Jones, Reid-Jones, Robson and Sattar

1 : APOLOGIES FOR ABSENCE

No apologies for absence were received.

2 : APPOINTMENT OF CHAIRPERSON & DEPUTY CHAIRPERSON

To note that Council, at its Annual meeting on the 26 May 2022, appointed Councillor Ed Stubbs as Chairperson of this Committee and Councillor Irene Humphreys as the Deputy Chairperson of this Committee.

3 : APPOINTMENT OF COMMITTEE AND TERMS OF REFERENCE

To note that Council, at its Annual Meeting on 26 May 2022, appointed this Committee with the following Membership and Terms of Reference:

Membership:

Councillors: Ali Ahmed, Ash-Edwards, Ferguson-Thorne Humphreys, Hunt, Jackie Jones, Emma Reid-Jones, Robson, Sattar and Stubbs (2 vacancies)

Terms of Reference :

Those 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 amendments thereto and any matters ancillary thereto as defined in Regulation 4(2) to (6) of the Regulations.

4 : DECLARATIONS OF INTEREST

The following declarations of interest were made in accordance with the Members Code of Conduct:

Councillor	Item	Nature of Interest
Cllr Irene Humphreys	22/00475/MJR	Prejudicial Interest – sits on the Cardiff & Vale Community Health Council who support the application
Cllr Jackie Jones	22/00475/MJR & 18/00736/MNR	Prejudicial Interest – speaking at Ward Councillor

5 : MINUTES

The minutes of the 6 April 2022 were approved as a correct record and signed by the Chairperson.

6 : PETITIONS

1. 22/00475/MJR, Whitchurch Hospital, Park Road, Whitchurch.
2. 18/00736/MNR, 71 Church Road, Whitchurch

In relation to the above 1 – the petitioner spoke and the agent responded.

7 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control application submitted in accordance with the Town and Country Planning Act 1990.

RESOLVED: Pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendation set out in the reports of the Director of 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 74 of the Planning (Listed Building & Conservation) Act 1990.

APPLICATIONS RESOLVED TO BE GRANTED SUBJECT TO ENTERING INTO A BINDING SECTION 106 AGREEMENT

21/02883/MJR – BUTETOWN

PHASE 2, PLOT 1 CENTRAL QUAY AT FORMER BREWERY SITE CRAWSHAY STREET.

Full planning application for a mixed-use building providing commercial uses at ground floor/mezzanine level (use classes A1/A2/A3/B1/D1/D2) and residential development above (use Class C3), is landscaping including a new public square (Chimney Square) associated car and cycle parking, access, drainage and other infrastructure works required for the delivery of central quay (phase 2, plot 1)

Subject to the following amendment to paragraph 3.11 to read.

'1 car parking spaces are proposed, which will be allocated to residential units, 3 of which are designated disabled parking bays. The car park is situated to the north-east of the site and will be accessed using a rear service lane, with a turning head to the north-eastern corner. This will then lead to the part two-way vehicle route of the boulevard, connecting to the existing Crawshay Street access'

Subject to the following amendment to paragraph 9.43 to read:

'The proposed residential units are considered a reasonable size and will receive sufficient levels of outlook and ventilation. The application proposes 78 balconies for the 402 units which equates to 25% of the overall units'

21/02884/MJR – BUTETOWN

PHASE 2, PLOT 1 CENTRAL QUAY AT FORMER BREWERY SITE CRAWSHAY STREET

Full planning application for a mixed-use building providing commercial uses at ground floor/mezzanine level (use classes A1/A2/A3/B1/D1/D2) and residential development above (use Class C3), is landscaping including a new public square (Chimney Square) associated car and cycle parking, access, drainage and other infrastructure works required for the delivery of central quay (phase 2, plot 2)

Subject to the following amendment to paragraph 10.46 to read:

'The proposed residential units are considered a reasonable size and will receive sufficient levels of outlook and ventilation. The application proposes 59 balconies for the 316 units which equates to 19% of the overall units'

APPLICATIONS DEFERRED

22/00475/MJR – WHITCHURCH/TONGWYNLAIS

ENTRANCE TO WHITCHURCH HOSPITAL/PARK ROAD

Discharge of Condition 9 (Scheme of Highway works to park road and the Whitchurch Hospital entrance of 20/20110/MHJ

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

18/00736/MNR – WHITCHURCH/TONGWYNLAIS

71 CHURCH ROAD

Proposed demolition of existing garage/outbuilding construction of new 3 storey detached dwelling, detached replacement garage with studio above and glazed link to existing dwelling.

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

8 : TREE PRESERVATION ORDER 775 - 2 DAN Y BRYN AVENUE, RADYR

RESOLVED:

The Committee AGREED that the City and County of Cardiff 2 Dan Y Bryn Avenue (Radyr) Tree Preservation 2022 be confirmed with no modifications.

9 : APPLICATIONS DECIDED BY DELEGATED POWERS

Noted

10 : URGENT ITEMS (IF ANY)

None

11 : DATE OF NEXT MEETING -TBC

The meeting terminated at 3.45 pm

PETITION

COMMITTEE DATE: 06/07/2022

APPLICATION No. **22/00475/MJR**

APPLICATION DATE 08/03/2022:

ED: **WHITCHURCH**

APP: TYPE: Discharge of Condition

APPLICANT: Transforming Cancer Services, Velindre NHS Trust

LOCATION: ENTRANCE TO WHITCHURCH HOSPITAL/PARK ROAD

PROPOSAL: DISCHARGE OF CONDITION 9 (SCHEME OF HIGHWAY WORKS TO PARK ROAD AND THE WHITCHURCH HOSPITAL ENTRANCE) OF 20/01110/MJR

1. BACKGROUND INFORMATION

- 1.1 This planning application was deferred at Planning Committee on 15th June, 2022 for a Members' site meeting which took place on 27th June, 2022 and is reported back for determination.
- 1.2 Planning permission was approved (reference [20/01110/MJR](#)), subject to conditions, at the November Planning committee meeting in 2020 for a temporary construction access route for the approved Velindre cancer centre, for a period of no more than 48 months following the completion of the related highway improvement works, or until 30/11/24, whichever is first.
- 1.3 Condition 9 (the subject of this application) was imposed at the request of the Highways Authority requiring the technical details for works to the adopted highway to be submitted for consideration by the Local Planning Authority. The condition reads as follows:

No part of the development hereby permitted shall be commenced until a scheme of highway works to Park Road and the Whitchurch Hospital entrance, as shown in principle on the approved plans, and the 'low cost improvements' referred to in the application have been designed, safety audited, submitted to and approved in writing by the LPA. The schemes are to include, but not be limited to, details of the construction and layout, including as required surfacing, kerbs, edging, drainage, lighting, lining, signing, soft and hard landscaping and street furniture as required as a consequence of the schemes. No use of the development shall be made until the approved scheme has been implemented to the satisfaction of the LPA.

Reason: To provide safe commodious pedestrian and vehicle access in the interests of highway safety in accordance with Policies T1 & T5 of the adopted Local Development Plan (2006-2026).

- 1.4 This application is brought before the planning committee as the current scheme of officer delegation requires applications that have a valid petition of over 50 signatures to be determined by the Planning Committee.

2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The application site comprises the adopted highway known as Park Road and the access entrance to the Grade II listed Whitchurch Hospital and Grade II listed registered Parks and gardens.

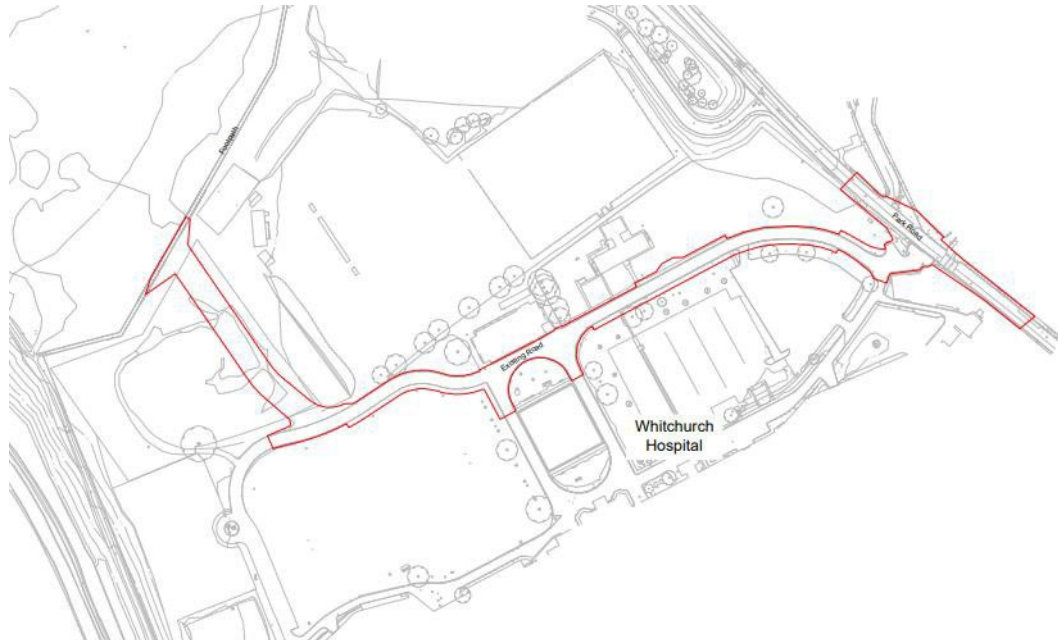


Figure 1: Site Location Plan



Figure 2: Site Location – Entrance Aerial View

- 2.2 The site is not located within a Conservation Area and no protected trees are affected by this discharge of condition application.

3. **DESCRIPTION OF DEVELOPMENT**

3.1 Technical approval is sought from the Local Planning Authority (LPA) for the partial discharge of condition 9.

3.2 The proposed changes to the adopted highway - A4054 Park Road – provide for an upgrade of the existing Park Road junction with Whitchurch Hospital to also provide access for construction traffic during construction of the new hospital. It is understood that construction will last 18 months, and that the junction arrangement will remain in place after construction has finished. The works include the following:

- Widening of the existing Whitchurch Hospital access junction;
- Pedestrian refuge island within the existing Whitchurch Hospital access junction;
- Improvements to the existing zebra crossing including the provision of a build-out on the western side of Park Road to widen the footway;
- Provision of tactile paving on the Whitchurch Hospital access junction;
- Vegetation removal;
- Drainage improvements;
- New pedestrian access to the hospital site on the northern side of junction;
- Widened footway on the western side of Park Road north of the Whitchurch Hospital access junction;
- Lady Cory Field - Provision of new 3.0m wide pedestrian/cycleway to serve as route from new Velindre Hospital to A4054 Park Road.

3.3 The following reports and plans have been submitted in support of this discharge of condition 9 application:

- Stage 1 Road Safety audit (RSA) (including action plan as agreed with Cardiff's Highways Authority) - produced by WSP dated December 2021 – ref: 70066877/RSA1/1/0;
- S.278 intervention plan - ref: 70066877 S278 SK100 Revision A;
- Access junction general arrangement- ref: 70066877-WSP-XX-XX-DR- CE-P4-0103 Revision P02;
- Swept path analysis- ref: 70066877-WSP-XX-XX-DR-CE-P4-0102- Revision P02;
- Lady Cory Field general arrangement- 70066877-WSP-XX-XX-DR-CE- P3-0101 Revision P03

3.4 It is noted that the Road Safety Audit (RSA) makes recommendations to Lady Cory Field and the cycle route to the cancer centre site. Whilst these are in line with those matters in discharge of condition 10 of planning application reference 17/01735/MJR (planning reference [20/01515/MJR](#)) they cannot be considered under this application as they fall outside the scope of the redline and description of development (see red line in Figure 1 above).

4. **PLANNING HISTORY**

4.1 The site has the following relevant planning history: -

- [17/01735/MJR](#) Proposed Velindre Cancer Centre including specialist cancer treatment centre, centre for learning, research and development, primary means of access (from Coryton Interchange), emergency access (via Hollybush estate), temporary construction accesses, parking, energy centre, landscape works, pedestrian paths, and Maggie's Centre. Approved 27/03/2018
- [20/01110/MJR](#) Temporary construction access route for the construction of the approved Velindre cancer centre, for a period of no more than 48 months following the completion of the related highway improvement works, or until 30/11/24, whichever is first. Approved 02/02/2021
- [22/00725/MJR](#) Discharge of conditions 8 (construction management plan) and 10 (mitigation and monitoring) of 20/01110/MJR-undetermined;
- [21/01723/MJR](#) Discharge of conditions 4 (arboricultural method statement and tree protection plan), 5 (soft landscaping details), 7 (ecological management plan) and 11 (air monitoring unit) of 20/01110/MJR

5. **POLICY FRAMEWORK**

National Policy

- 5.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out 'sustainable development' in accordance with the 'sustainable development principle'.
- 5.2 'Sustainable development' means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 5.3 'Sustainable development principle' means that Local Authorities must 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.
- 5.4 Well-being goals identified in the Act are:
- A Prosperous Wales
 - A Resilient Wales

- A Healthier Wales
- A More Equal Wales
- A Wales of Cohesive Communities
- A Wales of Vibrant Culture and thriving Welsh Language
- A Globally Responsible Wales

5.5 The **Environment (Wales) Act 2016** has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”.

National Planning Policy

5.6 [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) (see below) and to deliver the vision for Wales that is set out therein.

5.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

5.8 PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

Technical Advice Notes

5.9 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- TAN 5: Nature Conservation and Planning (2009);
Noting also the Chief Planning Officer letter dated 23/10/19:
securing bio-diversity enhancement;
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 18: Transport (March 2007)
- TAN 24: The Historic Environment (May 2017)

5.10 On 16th July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development

industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.

- 5.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan

- 5.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.
- 5.14 The Local Development Plan is the [Cardiff Local Development Plan 2006-2026](#) which was adopted in January 2016, and within which the following policies are of relevance:

KEY POLICIES

- KP8 Sustainable Transportation
- KP17 Built Heritage
- KP 18 Natural Resources

Transport

- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services
- T9 Cardiff City Region 'Metro' Network

Community

- C3 Community Safety/Creating Safe Environments

5.15 The following [Supplementary Planning Guidance](#) (SPG) is of relevance to this application: -

- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)

6. INTERNAL CONSULTEE RESPONSES

6.1 The **Operational Manager (Traffic and Transportation)** advises as follows:

The submission has been assessed and is considered to be acceptable in discharge of the condition. The detailed design of the junction is based on the layout approved by the extant permission and has been subject to extensive discussions between Council Highways officers and the applicant's technical design consultant. While the submitted objections are noted, they are not considered material to determination of the discharge of condition application. For a detailed breakdown and consideration of the objections please see the analysis section of the report.

6.2 The Conservation Team raise no objection to discharging condition 9.

7. EXTERNAL CONSULTEE RESPONSES

Nil

8. REPRESENTATIONS

8.1 The application was advertised on the Council Website and by way of neighbour notification letters, and advertisement by site notice, the 30 day expire date for the notices was 22/4/2022.

8.2 In total 18 letters of representations have been received to date, all objecting to this application (on the same grounds as outlined in the petition below). It is noted that the 18 objectors are also signatures to the submitted petition.

8.3 In addition to these objections the Chair of the Whitchurch and Tongwynlais PACT group also objects on the following summarised grounds:

- WG task force final report states that they expect short term speeds to drop relatively small amounts;
- Tongwynlais Community Speed Watch monitored Pendwyallt Road in June 2021 for one hour the group captured 45 vehicles travelling over 26mph which is the speed that is captured to inform drivers by letter they have exceeded the 20mph limit, of the 45 vehicles 18 vehicles were captured traveling over 30mph but it is noted that drivers are frustrated

and so accelerate at speeds over 30mph and speeds of over 40mph has been captured in the past;

- Over several years it must be noted that vehicles often do not stop at the pedestrian crossing at the Hollybush estate, where we have over 200 children at Coryton primary School. I speak frequently with the school patrol officer and have encouraged her to report such instances, these have also been documented by parents and the wider community this issue has been discussed at PACT meetings with both neighbourhood police and Ward Councillors;
- Proposed use of footpath from A4054 to the new development - I do not accept the change of the footpath to an openly cycle share path, pedestrians again are being moved sideways, given that the actual cycle path would be a short way, why can they not dismount and give way to pedestrians;
- That the zebra crossing at Whitchurch Hospital going to be raised higher than it is presently this could cause a thumping sound when traffic passes over it, have residents in the flats and houses been consulted, it must be noted that traffic does not slow down along Park Road just because there are speed humps and chicanes;
- My main objection and concerns are the use of the 20mph pilot scheme as traffic management for this busy A4054, traffic speed will take a great deal of time to reduce and I understand that the rules are safety engineering then enforcement. This developer is asking that traffic management be placed in the public's hands PACT is really not happy about that. Enforcement is the last deterrent, Community Speed Watch is an educational tool a request to add Park Road from Lon-y-Celyn to Whitchurch hospital has been requested risk assessment will have to be carried out, however Community speed watch is not there to support a construction company traffic proposal;
- I hope that planning will take on board Pact's concerns and look again at these conditions

84 The application has also been the subject of a 220 electronic signature petition (it is noted that a number of the signatures cannot be said to be reasonably affected by the proposal but it is considered that the minimum of 50 signatures for the petitioner to be afforded speaking rights at the committee is met). The petitioners object to this application on the following grounds:

- The Velindre Road Safety Audit 1 Report (RSA) because it was done at an unrepresentative time of traffic flow, as 'Traffic flow along Park Rd was light with no cyclists observed 5 pedestrians were observed'
- The new design for the Whitchurch Hospital entrance because it fails to acknowledge that Whitchurch Hospital entrance is a busy thoroughfare for pedestrians. There is no parking in Park Rd GPs surgery, and patients park

in both Park Ave and Whitchurch Hospital and then walk to the GPs surgery crossing Whitchurch Hospital entrance. We object that no account was taken in the RSA audit of the significant numbers of children and frail older people who walk across Whitchurch Hospital entrance;

- The RSA audit safe stopping distances and intervisibility are based on vehicles travelling at 20mph or less. The 20mph speed limit has only recently been introduced, and as the Welsh 20mph Task Force Group Final Report July 2020 states 'in the short term speeds are only likely to drop by a relatively small amount.' We object that data from the traffic monitor at Coryton Railway Bridge on average vehicle speed was not used to inform the RSA. GoSafe monitoring on Pendwyallt Rd shows vehicles exceeding the 20mph speed limit heading both north and south with vehicle speed recorded up to 37mph. We object that data from GoSafe was not used to calculate safe stopping distances and to inform all aspects of the RSA;
- The new junction design which has led to the RSA recommendation that the north bound bus stop is relocated further northbound on Park Rd. We also object to the failure to consider the effects of the new junction design on road safety related to the southbound bus stop.
- The new design of the Whitchurch Hospital entrance as it reduces the distance from the entrance to the north bound bus stop from 30 metres to just 15 metres. This has safety implications for pedestrians crossing Whitchurch Hospital entrance and for vehicles exiting both right and left from the entrance. It also increases the risk for vehicles exiting the junction north bound if they overtake a stationary bus, as the south bound vehicles will be coming over the brow of the hill and potentially will be unsighted. We object to the fact that intervisibility problems caused by the brow of the hill are not referenced at all in the RSA;
- Object on safety grounds to the cycleway being for joint use by cyclists and pedestrians;
- Object to the felling of trees in LCF and the footpaths, and damage to tree roots for the construction of the cycleway;
- Object on safety grounds to the design of the cycleway for cyclistsrejoining the highway;
- Object to the failure in the new design of Whitchurch Hospital junction to widen the existing north bound footpath prior to the Whitchurch Hospital entrance which remains very narrow and dangerous;
- Object to the wholly inadequate low cost interventions to reduce vehicle speed;
- Object to the conflict of interest with WSP using WSP employees to undertake the RSA;
- In summary we object to these highway works to Park Rd and the Whitchurch Hospital entrance and to the 'low cost improvements' as they fail to provide safe commodious pedestrian and vehicle access in the interests of highway safety

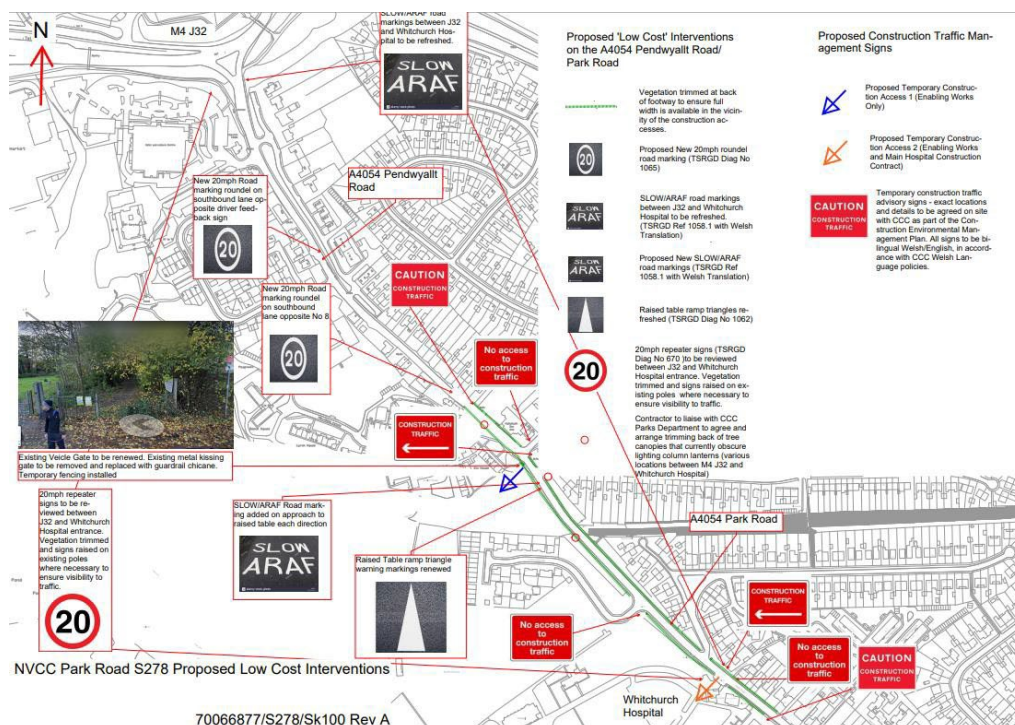
8.5 All public representations made on the application are available to view in full on the Council's website at: - [22/00475/MJR](https://www.blaenau-gwent.gov.uk/22/00475/MJR)

9 ANALYSIS

9.1 This application is submitted to discharge technical matters associated with the approved planning permission. It is not an opportunity to consider the merits of the planning permission or to question matters the committee has already agreed, such as the location of the proposed changes. A number of matters have been raised by objectors and those matters that are material to the consideration of the discharge of this condition have been considered below:

Impact on the Character of the Area

9.2 The approved parent planning application, reference 20/01110/MJR considered the principle of the development and the visual effects of the proposal, including the principle of the low cost scheme, and was considered not to harm the visual amenity of the area. The main visual effect will be from temporary construction signage, along with painted markings on the road (see impact below). These are consistent with the details that the previous committee considered to be acceptable.



Transportation / Highway Impacts

9.3 As noted in the Highways Officers comments the submitted details have been the subject of detailed discussion between the Highway Authority and the applicant. The submitted details are in accordance with matters agreed with Highways Officers and are within the scope that Members considered in their determination of the parent planning permission that has been approved.

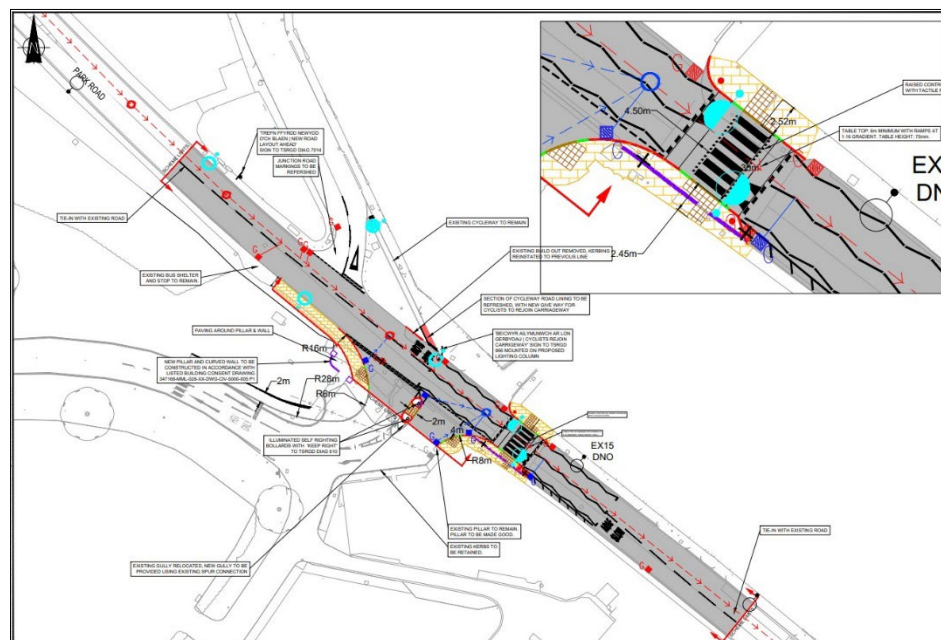
- 94 Concerns have been raised locally that the scheme has been designed to meet the legal speed limit for the road and not the speed the traffic actually travels and nor does the proposed changes seek to reduce road speed, and these are noted. However, the primary aim of the proposal is to modify the existing junction to allow larger vehicles into and out of Whitchurch hospital site without impacting the safety of traffic, not to reduce the speed limit on the adopted road. The submitted swept path drawing clearly demonstrates that the junction widening allows construction vehicles to access and egress the site in a safe manner.



- 95 Whilst it may be the case that cars are travelling above the posted speed limit (which is currently 20mph and does not rely on WG proposals) it does not follow that this itself invalidates the design or RSA. The only element of the scheme that could be affected by driver speed is the location of the bus stop at the improved access. This is largely unchanged from present and there is no evidence or record of a safety problem at this location. Nonetheless, minor improvements are being provided in this specific area and the matter will be kept under review as part of the RSA process. The proper assessment has therefore been undertaken, discussed with and accepted by the Highways Officer.
- 96 Concern has also been raised in relation to pedestrian and cyclists sharing the footway and cyclists joining the carriageway. Whilst it is acknowledged that the objectors do not agree with the submitted RSA, the RSA has considered these points and does not conclude that these changes to priorities and surface sharing are inherently prejudicial to highway safety. This view is supported by Highways Officers.

Impact Upon Listed Buildings and Conservation Areas

- 9.7 LDP Policy EN9 (Conservation of the Historic Environment) requires any development relating to historic assets (including their settings) to demonstrate that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.
- 9.8 In addition to Policy EN9, for the nearby Listed Buildings there is also a statutory duty on the decision maker under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have *special* regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Case law has stated this is an important consideration and not a balancing exercise with other planning considerations.
- 9.9 The proposal widens the existing entrance to Whitchurch hospital which allows for a traffic island to be installed (see image below). The principle was agreed by the former planning committee when approving the parent planning permission to this discharge of condition 9 application. The submitted details are in accordance with the principles agreed and as a result the consideration of policy and law outlined above has been met. Members will note that the Council's Conservation Officer has been consulted and raised no objections to the discharge of this condition.



Impact on Residential Amenity

- 9.10 The current zebra crossing is already tabled and the improved layout will be no higher than present. However, the table will have a longer top section, 6m as opposed to less than 5m currently; 6m meets current standards such that all of the axles of a bus or similar long vehicle are on the table before the front wheels descend. The ramps will also be at a gradient of 1 in 16, standards allow up to twice this gradient.

- 9.11 These design features will help to reduce vehicle noise, are in accordance with current guidance and supported by Cardiff Bus. The scheme also increases the footway width of the crossing on the hospital side, thereby reducing pedestrian congestion caused by the substandard width and crossing beacon. It is important to note that these details are the same as those the committee considered in their approval of the parent application which concluded the proposal would not have any adverse impact on residential amenity

Drainage and Flooding

- 9.12 The proposed drainage will be within the adopted highway and will be maintained by the Council as Highways Authority. The Highways Officer in conjunction with the Council's drainage section have considered the information and raise no objection to the proposal on drainage or flooding grounds

Other Matters Not Assessed Above

- 9.13 As identified earlier in this report, a number of objections were received in response to the publicity exercise. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:

- Conflict of interest- the WSP RSA has been undertaken in line with industry standards (Design Manual for Roads and Bridges (DMRB) document GG 119). The report has been considered by the council's Highways Authority, who raise no objections to methodology used by WSP or disagree with the conclusions raised;
- It is noted that the entrance to the Whitchurch hospital site has widened but as a result there is now an island that will protect the elderly and children crossing the entrance where previously none existed. The Highways Officer is satisfied that the proposal does not prejudice pedestrian safety;
- It is considered problem 4 of the RSA has considered the matter of vehicles overtaking a stationary bus and the recommendation to relocate the bus stop further downstream is a solution to that issue. A review of the resultant visibility splay provision at the junction has been undertaken and the results indicate that the design is in accordance with current guidance. However, this matter will be kept under review and reassessed as part of subsequent RSA to be undertaken. It is therefore considered by the Highways Officer that these modifications do not make the road inherently unsafe.
- As stated previously these low cost design solutions are not designed to slow the traffic down but to ensure vehicles, including HGV, can access and egress the Whitchurch hospital site in a safe manner. It is considered by the Highways Officer the proposal meets those aims.

- It is noted that the objectors wish the up stream pavement (going to the GP surgery) to be widened. However, the application seeks to widen the entrance to hospital and not to make general improvement to the public highway, so this request is outside the scope of the permission approved.

10 CONCLUSION

- 10.1 Material matters raised by objectors have been considered and assessed within this report and by technical consultees, who raise no technical objections to the discharging of the condition. It is also noted that the submission is in line with the plans considered by the committee in November 2021.
- 10.2 For the above reasons, the proposal is considered acceptable and it is recommended that the condition 9 can be partially discharged as outlined in recommendation 1 of this report.
- 10.3 For clarity, the application constitutes a “subsequent application” for the purposes of Part 3, Regulation 9(1)(a) & (b) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. The application does not give rise to any significant effect on the environment, beyond those which were considered as part of the Environmental Statement approved under the outline planning permission. On that basis, the environmental information already before the local planning authority is considered adequate to assess the significant effects of the development on the environment, and should be taken into consideration as part of this application in accordance with the provisions of Regulation 9(2) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. For the reasons outlined above, it is the contention of the LPA that a further addendum to the Environmental Statement is not required

11 OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

- 11.1 Crime and Disorder Act 1998. Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 11.2 Equality Act 2010. The Act identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

- 11.3 Well-Being of Future Generations Act 2016. Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision. It is also noted that section 2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard is had under that subsection. This means the provisions of the development plan, so far as material to the application, and any other relevant other material considerations remain the primary considerations when determining planning applications.
- 11.4 Section 6 of Environment (Wales) Act 2016 subsection (1) imposes a duty that a public authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:
- (a) Diversity between and within ecosystems;
 - (b) The connections between and within ecosystems;
 - (c) The scale of ecosystems;
 - (d) The condition of ecosystems (including their structure and functioning);
 - (e) The adaptability of ecosystems.

It is considered that the LPA has considered its duty under this Act and has met its objectives for the reasons outlined above.

12 RECOMMENDATION

That condition 9 (Scheme of highway works to park road and the Whitchurch hospital entrance) of 20/01110/MJR shall be partially discharged and shall be undertaken in accordance with the following plans and documents:

- 70066877 S278 SK100 Revision A - s.278 interventions plan;
- 70066877-WSP-XX-XX-DR-CE-P4-0103 Revision P02- Access junction general arrangement;
- 70066877-WSP-XX-XX-DR-CE-P4-0102 Revision P02- Swept path analysis; 70066877/RSA1/1/0- WSP Road Safety audit December 2021 (recommendation 1 & 4 only)

ADVISORY NOTE:

The applicant is advised that those elements relating to the Lady Cory Field namely: plan reference 70066877-WSP-XX-XX-DR-CE-P3-0101 P03- Lady

Cory Field general arrangement and paragraph 2.2.2 PROBLEM 2 & 3 and appendix B of the WSP RSA cannot be discharged under this application as they fall outside the scope of the parent permission reference 20/01110/MJR.

PETITION

COMMITTEE DATE: 06/07/2022

APPLICATION No. **18/00736/MNR** APPLICATION DATE: 05/04/2018

ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Full Planning Permission

APPLICANT: Dr ANDREWS

LOCATION: 71 CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2DY

PROPOSAL: PROPOSED DEMOLITION OF EXISTING GARAGE /
OUTBUILDING CONSTRUCTION OF NEW 2 STOREY
DETACHED DWELLING, DETACHED REPLACEMENT
GARAGE WITH STUDIO ABOVE AND GLAZED LINK TO
EXISTING DWELLING

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:
 - AL (01) 02 Rev C Proposed Plans and Elevations
 - AL (01) 03 Rev A Proposed Plans and Elevations (Garage Studio)
 - AL (90) 01 Site Plan
 - AL (00)01 L Vision Splay
 - AL (01) 04 Rev D Boundary Wall Details
 - 2956-003 A Pier Sections
 - AL (01) 07 B Proposed Context Plan
 - 2956-002 D Landscape Scheme

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. Prior to the construction of the dwelling and garage/studio above foundation level, samples of the external finishing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

4. Notwithstanding the submitted information, full 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.

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

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

The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with. Provision shall be made for a site logistics plan to be incorporated within the AMS to ensure that trees within and adjoining the site are not damaged by deliveries and vehicles moving to and from the site. Provision shall be made for a site specific method statement for the construction of the wall and pillar, including full details of the construction methodology and foundations to demonstrate that unacceptable harm will not result to trees of amenity value.

- 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 KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

6. Any pruning necessary to implement the planning permission shall be undertaken in accordance with British Standard 3998: 2010 'Tree Work' or any Standard that replaces it.

Reason: The trees are of value in the local environment and should be

protected and maintained in good condition in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

7. Notwithstanding the submitted landscaping details, no development shall take place until full, finalised details of soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A soft landscaping implementation programme.
- Finalised, scaled planting plans prepared by a qualified landscape architect and that are consistent with other plans submitted as part of the application but that make provision for a new tree within existing soft landscaping to the south of the proposed access. This tree shall be specified to be planted at a smaller size than other trees to ensure that no extensive pit excavation is required within the Root Protection Area of retained trees – for example, light standard rather than Extra Heavy Standard.
- Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.
- Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported by a methodology for storage, handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications, including the stripping of soil, storage of soil, preparation of subsoil and placement of topsoil.

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

Reason: To enable the Local Planning Authority to determine that the

proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

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

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 7, unless the Local Planning Authority gives written consent to any variation.

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

9. 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.

10. 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.

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

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

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

12. Prior to the erection of the dwelling 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. No part of the development shall be occupied until the scheme is carried out and completed as approved.

Reason: To decrease the risk of flooding elsewhere and prevent hydraulic overload of the public sewerage system and in accordance with Policies EN10: Water Sensitive Design and EN14: Flood Risk of the Cardiff Local Development Plan.

13. The proposed car parking and manoeuvring areas shall be laid out in accordance with the approved details before the development is brought into beneficial use and be thereafter maintained and retained at all times for those purposes in association with the development.

Reason : To 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.

14. No gates shall be erected at the entrance of the existing and proposed vehicular accesses.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

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

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

16. 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 dwelling house hereby approved.

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

17. 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 or any alteration undertaken to the roof of the dwelling hereby approved.

Reason: To ensure that the living conditions of adjoining occupiers are protected and to retain appropriate external amenity space for future occupiers in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

18. The following windows shall be non-opening below a height of 1.7 metres above internal floor level and glazed with obscure glass and thereafter be so retained:

- i) The first floor changing room window on the rear elevation of the dwelling house.
- ii) The first and second floor windows on the side elevations of the dwelling house.

The proposed roof lights on the rear roof plane of the dwelling house and the proposed roof lights in the rear roof plane of the garage/studio shall be installed such that their cill levels are a minimum of 1.7 metres above internal floor level.

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.

19. No demolition of the garage or removal of trees should take place between 1st March and 15th August unless otherwise approved in

writing by the Local Planning Authority. This approval will be granted if it can be demonstrated 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.

20. The garage/studio hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of no. 71 Church Road.

Reason: The creation of a separate dwelling unit would result in a poor living environment for the future occupants of the building and in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

21. Notwithstanding the submitted plans, further drawings to clarify the materials and architectural detailing of the following elements on the front elevation of the proposed dwelling shall be submitted to and approved by the Local Planning Authority prior to the commencement of development:

Windows, Eaves, Hanging Tiles, Chimney, Reveals, Cast Stone, Brick, Roof and Ridge Details. Drawings shall be submitted at a minimum scale of 1:10.

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 Policies KP5: Good Quality and Sustainable Design and EN9: Conservation of the Historic Environment of the Cardiff Local Development Plan.

22. Notwithstanding the submitted plans, further drawings to clarify the materials and architectural detailing of the walls and roof of the proposed garage/studio shall be submitted to and approved by the Local Planning Authority prior to the commencement of its construction. Drawings shall be submitted at a minimum scale of 1:10. 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 Policies KP5: Good Quality and Sustainable Design and EN9: Conservation of the Historic Environment of the Cardiff Local Development Plan.

23. Prior to the partial demolition of the boundary wall, further details to show how the wall will be altered and to describe the methodology and materials to be used in making good, shall be submitted to and approved by the Local Planning Authority. Drawings shall be submitted at a minimum scale of 1:10. 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 Policies KP5: Good Quality and Sustainable Design and EN9: Conservation of the Historic Environment of the Cardiff Local Development Plan.

24. Prior to the commencement of development, full details of the proposed works to the boundary wall and pillar foundation shall be submitted to and approved by the Local Planning Authority. The works shall be undertaken in accordance with the approved details. Reason: The trees are of value in the local environment and should be protected and maintained in good condition in accordance with Policy KP5: Good Quality and Sustainable Design 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 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. It is considered best practise to have a Site Waste Management Plan for demolition projects and that materials should be reused and recycled as much as possible, as advised in the Council's Waste Collection and Storage Facilities Supplementary Planning Guidance.

RECOMMENDATION 5: The applicant is advised that the proposed development may require an application under Schedule 3 of the Flood and Water Management Act for SAB approval. It is recommended that the applicant engages in consultation with the Cardiff Council SAB team as the determining SuDS Approval Body (SAB) in relation to their proposals. To arrange discussion regarding this please contact SAB@cardiff.gov.uk

RECOMMENDATION 6: The applicant is advised that the creation of the new vehicle crossover and any other works to the existing public highway adjacent to the site will be subject to additional licences that should be obtained from the Local Highway Authority prior to implementation.

RECOMMENDATION 7: Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

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

Where bats or their roosts are present, no 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. Otherwise, a prosecution may result in a fine and/or imprisonment.

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 8: Welsh Water/Dwr Cymru advises that the site is crossed by a public sewer and that under the Water Industry Act 1991 it has rights of access to its apparatus at all times. WW/DC encourages that applicant to investigate further or contact them for assistance in regard to this matter.

RECOMMENDATION 9 : In the event that the applicants seek to resurface the existing driveway, they should note that resurfacing within the RPA of retained trees may result in the loss of, damage to or destruction of roots. This would represent an offence unless it is approved as part of an application for consent under the Tree Preservation Order. The applicants are advised that before considering such works, they consult with an arboriculturist to ensure that a 'tree friendly' construction methodology is drawn up to prevent harm to trees.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This planning application relates to land at the side of no. 71 Church Road where permission is sought to demolish an existing garage/outbuilding and construct a detached dwelling together with a detached replacement garage with studio space above, joined to the existing house by a glazed link.
- 1.2 The proposed dwelling is shown to be of pitched roof design with a double height bay projection on the front elevation incorporating a steeply pitched gable roof feature. The main part of the dwelling is two storeys in scale, rising to an eaves height of approximately 5.0 metres and a height of approximately 8.5 metres to the roof ridge. The dwelling contains 3.no bedrooms including a bedroom contained within the steeply pitched roof. Proposed materials comprise a mix of facing brick and render to the elevations, grey roof slates and section of tile hanging. As initially submitted for determination, the dwelling included a dormer extension projecting from the rear roof plane and a single storey extension attached to the south (side) elevation. However, following revisions to the design, these elements have been deleted from the scheme.
- 1.3 A new vehicular access from Heol Don is proposed to serve the new dwelling. This will necessitate the removal of a section of the existing brick boundary wall approximately 4.0 metres in width. Amended plans have repositioned the access further away from the northern boundary of the neighbouring property at no.1 Wingfield Road.
- 1.4 The proposals necessitate the removal of a Bay tree prominently located towards the front of the site and a Laurel also located towards the front of the site near the boundary with no 1. Wingfield Road. The application is supported by an Arboricultural Survey and Impact Assessment together with a proposed landscape

scheme. The landscape scheme proposes the planting of new trees along the site frontage in mitigation (comprising 1no.Cotoneaster and 1no.Ilex aquifolium) in mitigation together with other shrub planting.

- 1.5 The front elevation of proposed house would be sited approximately 8.0 metres from the back edge of footway along Church Road and broadly in line with the front of the existing dwelling. Its northern elevation is shown to be sited up to 13.0 metres from the south facing side elevation of the existing house. The application site adjoins the boundary with a substantial detached house to the south at no. 1 Wingfield Road. The proposed dwelling is positioned forward of the northern part of this property with its side elevation sited between approximately 2.2 metres and 4.6 metres from the boundary.
- 1.6 Between the side of the existing house and the new dwelling, a replacement garage with an artist's studio in the roof space is proposed. The pitched roofed structure rises to a ridge height of approximately 6.0 metres and would be sited between 13.0 metres and 15.0 metres approximately 15.0 metres from the road frontage. The siting of the building towards the rear part of the side elevation of the existing house permits the principal windows and design features on this south facing elevation to remain unobscured. In addition to the studio space, the structure includes a small kitchen and shower room. The building would be joined to the side of the existing house by a narrow glazed link approximately 1.3 in width.
- 1.7 The existing access to the property will be retained and the driveway/ hard surface modified to accommodate additional parking space.
- 1.8 The subdivision of the plot provides a rear garden of approximately 120 sq metres for the proposed dwelling and the retention of at least 250 sq metres of rear garden for the existing house.

2. **DESCRIPTION OF SITE**

- 2.1 Nos 69 and 71 Church Road comprise a pair of large semi-detached houses located at the junction of Heol Don and Church Road, Whitchurch. No. 71 occupies a large triangular shaped site with a frontage onto Heol Don. The boundary to the road is enclosed by a red brick wall on either side of a vehicular access. To the rear of the wall on the northern side of the access there is a screen hedge. To the south of the access the boundary wall is taller and the garden area behind it contains a number of trees. To the south east of the house there is a garage/outbuilding.
- 2.2 The southern boundary of the plot adjoins a large detached house at no. 1 Wingfield Road and the rear gardens 106,108 and 110 Bishop Road.
- 2.3 The site lies at the south eastern end of the Church Road Conservation Area. The Heol Don and Church Road area is characterised by individually designed Victorian and Edwardian houses, both detached and semi-detached. A number of the substantial houses at the Station Road end of Heol Don are set in large gardens, several of which have had a variety of more modern houses or flats built in the grounds. Most recently, this includes development within the grounds of

Vaynor, located opposite Church road at its junction with Heol Don. To the south of Vaynor and opposite nos. 69/71 there are three storey flats known as Heol Don Court. To the south of flats there is large detached property at Benton House. The adjoining semi at no.69 occupies a broadly similar plot to the application site. To the side of the property there is a substantial double garage with accommodation at first floor level within its pitched roof.

- 2.4 There is a bus stop on the road adjacent to the application site and a pedestrian crossing nearby, approximately 25.0 metres to the south of the proposed site access.

3. **SITE HISTORY**

- 3.1 02/00977/N: Single storey rear extension.

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

KP16: Green Infrastructure

KP17: Built Heritage

EN7: Priority Habitats and Species

EN8: Trees, Woodlands and Hedgerows

EN9: Conservation of the Historic Environment

EN11: Water Sensitive Design

EN13: Air, Noise, Light Pollution and Land Contamination

T5: Managing Transport Impact

W2: Provision for Waste Management Facilities in Development

- 4.2 Supplementary Planning Guidance –

Supplementary Planning Guidance: Cardiff Infill Sites (2017);

Supplementary Planning Guidance: Managing Transport Impacts (incorporating Parking Standards) (January, 2018);

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

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

- 4.3 Church Road, Whitchurch, Conservation Area Appraisal (2006).

- 4.4 Planning Policy Wales (2021, Ed. 11):

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.

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

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

4.2.23 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.

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised.

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.

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

- 4.4 Planning (Listed Buildings and Conservation Areas) Act 1990
Technical Advice Note 24: The Historic Environment (2017)
Technical Advice Note 18: Transport (2007)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager Transportation comments as follows:

The submission has been assessed and is considered to be acceptable, in principle, subject to the following comments.

The adopted Managing Transport Impacts (Incorporating Parking Standards) SPG confirms that residential development of the type applied for attracts a car parking provision of zero to 2 spaces per unit, along with cycle parking at a ratio of 1 cycle space per bedroom. The proposed car parking provision of 2 identified spaces plus manoeuvring for each dwelling (existing and new) is considered to be policy compliant. It is also considered that the cycle parking for the existing/retained house can be accommodated in the proposed replacement garage and is acceptable. However no cycle parking appears to be identified for the new dwelling and as such the standard condition C3S should applied to ensure such provision is available for the incoming residents.

With reference to location and wider development considerations. It is noted that the site is within 150m walk/cycle of Llandaff rail station, which provides covered cycle parking and access to frequent inbound/outbound rail services. There are also inbound and outbound bus public transport services available from the bus stops adjacent to the site on Station Road. The site is also within a short walk, circa 200m, of shops and services in Llandaff North. The proposed dwelling is therefore considered to be in a highly sustainable location in transport terms, providing readily available access to frequent public transport options and local shopping/services.

It is noted that a number of letters of objection to the development have been received, within which are included a number of overlapping highway safety/transport objections. In broad terms the objection can be summarised:-

i) The new access too close to existing crossing and bus stops, leading to safety concerns for pedestrians;

ii) Cars will be turning into the new drive from the zig-zags of the crossing, leading to safety concerns for pedestrians and vehicles;

iii) Visibility to/from the new entrance is restricted and/or obscured by the brow of the hill, leading to safety concerns for pedestrians;

vi) Increased congestion, locally at the entrance and on the wider network.

In considering the above concerns I would make the following comments:

In relation to highway safety, points 1 through 3, I would confirm that the visibility splays for vehicles leaving the site have been assessed and are within guidelines, both vertically and horizontally, for the circumstances and speed limit of the adjacent road.

The proximity of the zebra crossing to the new entrance is noted in a number of the objections, however the presence of a crossing is considered to make drivers more attentive to their surroundings and generally results in lower vehicle speeds. I would also confirm that I am not aware of any instances where the proximity of a drive to a crossing or bus stop has been recorded as a contributory factor in a collision.

In respect of the proximity of the bus stops to the proposed access, I must point out that the arrangement is not unusual. There are a significant number of examples of arrangements like this throughout Cardiff and one on Station Road/Heol Don circa 200m to the north. Similarly, the proximity of the access to, or even from/within the zig-zigs, is not uncommon and I can confirm that no offence is committed by a driver waiting for a gap in traffic to make a turn.

In respect of the concerns submitted in relation to increased traffic congestion, I must confirm that the traffic generated by a single dwelling with 2 parking spaces will be imperceptible and will amount to a fraction of a percent of the daily traffic on the local network

The proposed new access is therefore considered to accord with guidance and is otherwise acceptable as submitted.

Conditions:

Standard Cycle Parking condition C3S (for the new dwelling);

Standard Parking condition E3D (both dwellings);

Standard No Access Gates condition C3R (both dwellings).

Second Recommendation:

The creation of the new vehicle crossover and any other works to the existing public highway adjacent to the site shall be subject to additional licences to be obtained from the Local Highway Authority prior to implementation.

Conclusion:

In light of the foregoing, I must conclude that any objection on parking or traffic grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge. I have no objection to the application subject to the above requested conditions and associated comments.

The Officer comments as follows in relation to the 'late' representation received prior to the Committee meeting on 15th June, 2022:

The late representation correctly identifies that the new access to the application site is taken from Heol Don rather than Church Road and that the former is an A road, while the latter is not (it is an unnumbered C road). However, this fact has no particular bearing on the consideration of the application. The submitted plans clearly identify the location of the new access, and this is the basis of the consideration of the proposed development.

The late representation suggests that Church Road is "lower density" than Heol Don and that this is a "critical misrepresentation" without explaining what this means or why it has a material bearing on consideration of the application. Both roads in question are residential in nature, flanked by predominantly semi-detached properties with drives and off-road parking, and both (in the vicinity of the site) are subject to 20mph speed limits and traffic calming. In reality, both roads are very similar in nature.

The road name confusion possibly stems from the property being addressed Church Road, while being accessed from Heol Don.

Regard to the second point made in the late representation in relation to TAN 18, it can confirm that this and other guidance such as Manual for Streets, where they talk about sight lines and visibility spays, are taken to apply to side road junctions with other roads rather than residential drives.

If we look at TAN 18, Annex B, paragraphs B5 and B6 quoted in the late representation, it will be noted that these paragraphs come under the heading "Visibility Spays at Junctions" and are described as being the requirements at "...priority junctions and crossroads...". Private drives are not considered to be priority junctions or crossroads and are therefore not subject to the minimum X distance of 2.4m.

It would therefore appear that the late representation has incorrectly interpreted TAN18 and applied it to this application erroneously. I must therefore reiterate that the submitted access arrangement has been assessed and is considered to be acceptable, including the appropriateness of the visibility splay provision.

- 5.2 Pollution Control (Contaminated Land): Standard conditions and informatives relating to unforeseen contamination; imported materials, contaminated/unstable land and construction site noise.
- 5.3 The Drainage Engineer advised that as the application provides insufficient drainage details in respect of surface water drainage, an appropriate condition should be attached in the event that the application is recommended for approval.
- 5.4 The Operational Manager Waste advises that the proposed dwelling will require the following for recycling and waste collections:

1 x 140 litre bin for general waste
1 x 240 litre bin for garden waste

1 x 25 litre kerbside caddy for food waste
Green bags for mixed recycling (equivalent to 140 litres)

The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team on 029 20717500. It is considered best practise to have a Site Waste Management Plan for demolition projects and that materials should be reused and recycled as much as possible, as advised in the Council's Waste Collection and Storage Facilities Supplementary Planning Guidance.

5.5 Pollution Control (Noise and Air Team): The following informative is requested:
R1 Construction Site Noise.

5.6 The Tree Officer has considered the application and is aware of the representations received from residents on tree grounds including a tree report submitted by the neighbouring occupier. Having regard to the amended plans which include the relocation of the access and the retention of a soft landscaped bed between the access and the neighbour's boundary wall, the Officer raises no objections to the application subject to appropriate planning condition. With regard to tree planting in mitigation for the removal of trees, the Officer advises that a proposed tree removed from the most recent iteration of the landscape plan should be reinstated within the retained vegetated soil between the proposed access and the neighbour's boundary wall, but planted at smaller size to avoid excessive excavation within the root protection area of the Sycamore tree.

5.7 The Conservation Officer comments as follows:

The plot is large enough to accommodate an additional dwelling without harming the character or appearance of the conservation area in terms of the established building lines, plot size and the distinctive character created by large, landscaped gardens such as this. Although it will be close to the southern boundary, this is not unusual within the area and the building would be appropriately scaled relative to the size of the resulting plot.

The building would reflect the form, detailing and materials which characterise the conservation area. Such details include the use of tall brick chimneys, steeply pitched gables and slate roofs, vertically emphasised fenestration, stone bay windows, use of hanging tiles and red brick paired with white render. Further architectural detail drawings will be required in order to ensure that the building is appropriately high quality in execution. A materials sample condition should also be applied.

The new garage and glazed link to number 71 would be positioned well back into the site and would not be prominent within the conservation area. Limited details have been provided regarding the materials or architectural detailing for this element. These details should be secured by condition to ensure that it is a sympathetic addition.

Detailed plans are required to show how the wall would be altered and to describe the methodology and materials to be used in making good. Conditions should be

applied to ensure that these drawings are provided in advance of any partial demolition being undertaken.

Subject to resolution of the above issues, it is considered that the character of the conservation area would be preserved.

- 5.8 The Ecologist recommends an informative relating to bats and the condition relating to the protection of nesting birds.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water/Dwr Cymru advises that the site is crossed by a public sewer. It states that if it needs to be diverted this could be addressed outside the planning application but that it would be beneficial to advise the applicant so that discussions can commence.

The Company requests a drainage condition if the Council minded to grant planning permission.

7. **REPRESENTATIONS**

- 7.1 The application has been advertised in the press and by the display of a site notice. Neighbouring occupiers have also been notified.
- 7.3 A 63 signature petition has been received objecting to the application and requesting to speak at at planning committee.
- 7.4 Some 38 representations were initially received objecting to the application. Full details of the representations can be viewed on the application file. In summary, the grounds of objection are as follows:

Detrimental impact on the character and appearance of the Church Road Conservation Area.

The proposed development is not considered to accord with relevant policy guidance including the Cardiff Infill Sites Supplementary Planning Guidance, Cardiff Residential Design Guide and the Church Road Conservation Area Appraisal.

The development fails to respond to the existing urban grain and fails to preserve or enhance the character or appearance of the Conservation Area.

The proposal constitutes overdevelopment and would be out of scale with its environment.

The proposal is not in character with the area.

Lack of amenity space.

A section of the existing boundary wall is to be removed.

Significant views in and out of the conservation area and along a principal road is not respected.

The development does not maintain common building plot size or subdivision and will involve the removal of the side garden from 71 Church Road, reducing its framing by gardens and landscaping.

The proposal will remove soft landscaping to provide a hard surface driveway and parking for the new property.

The removal of trees/shrubs will negatively affect the character of the street, the continuity of the tree canopy and the framing of 1 Wingfield Road by mature landscaping which comprise the south west boundary of the conservation area.

The proposed garage studio could be used as a self-contained separate dwelling unit. Small independent dwellings of this nature would be inappropriate in an area of Victorian and Edwardian villas.

The proposed parking area and removal of soft landscaping will create a car-dominated frontage and will be detrimental to the street scene and historic built environment.

Adverse effect on tree and nature conservation

The proposed development would adversely impact an existing group designation of a 1975 Tree Preservation Order within the Church Road Conservation Area. Specifically, it will remove trees between the Sycamore (in the garden of 1 Wingfield Road) and a Cedar at 71 Church Road in a manner that will detrimentally affect the tree line and canopy which provides a visible marker to the entrance to the conservation area. Reference is made to supplementary planning guidance which states that significant public views or vistas in the street scene, including between and beyond buildings, which contribute to the character of the area should be respected.

The protected Sycamore in the garden of 1 Wingfield Road and near the boundary with the application site will be adversely affected by the proposed development. A neighbouring occupier has submitted an arboricultural assessment in support of objections to the application on tree grounds.

Detrimental effect on highway safety

The proposed access is located next to a bus stop, close to a well-used pedestrian crossing and on a route to primary and secondary schools in the area. The crossing is at the top of the hill at Llandaff North. Reference is also made to a one way restriction on the Parade and the closure of the vehicular access to Wingfield Road.

Having regard to this context, the proposed access is considered to raise significant highway and pedestrian safety concerns.

Approaching from Llandaff North, it is of concern that cars will be required to stop within the pedestrian zig-zag lines before turning and that coming from the other direction, cars turning will obscure the view for cars and pedestrians. There is also concern that highway safety would be compromised as a result of traffic associated with the construction of the proposed development.

Some residents have made reference to collisions/accidents in the vicinity of the site.

Detrimental effect on residential amenity.

Loss of light, overlooking and overshadowing of neighbouring properties contrary to advice in supplementary planning guidance. Both the proposed dwelling and garage/studio would adversely impact on the privacy of neighbours resulting in unacceptable overlooking. There would be overshadowing of neighbouring properties including garden areas and loss of sunlight.

The proposed development would be contrary to the provisions of the Human Rights Act (right to peaceful enjoyment of their private and family life).

- 7.5 Neighbours and nearby occupiers have been consulted on amended plans and a further site notice has been displayed. Some 18 additional representations objecting to the application have been received.

In summary the objections generally reiterate the concerns submitted in relation to the plans as initially submitted referencing highway safety, impact on the character of the conservation area, the amenity of neighbouring and nearby occupiers, impact on trees/landscaping. A neighbouring occupier has submitted an updated arboricultural assessment in support of tree/ objections.

It is commented that that the original application is now several years old and that material changes will have occurred in the surrounding area and that the time given to comment on the amended application is minimal. It is queried whether this is in line with policy.

There is that the planning process is not considered to be fair, open or transparent. Officer comments have not been uploaded for public consideration. It is queried whether the application remains in line with all relevant statutory and regulatory guidance.

- 7.6 Further 'late' representations from neighbouring occupiers were reported on the Late Representations Schedule distributed prior to the Committee meeting on 15th June, 2022. In summary, the representations raise concerns in relation to process, communication and transparency in the handling of the planning application and refer to inaccuracies in the officer report. E.g., the report states that the proposed access is onto Church Road whereas the entrance is actually onto Heol Don (A4054). It is considered that the Transportation Officer's advice is misleading in that he has failed to address Technical Advice Note 18 in his comments. It is considered that the proposed access is in a potentially dangerous position subject to a significant level of pedestrian and cycle movement particularly at peak times and that it is surprising the Officer has effectively ignored or misapplied Welsh Government advice on visibility requirements.

(Note: The Transportation Officer's response to the representation is included in section 5.1 of the report. The proposed access is onto Heol Don rather than Church Road and this is corrected in paragraph 1.3 of the report).

8. ANALYSIS

- 8.1 This planning application was deferred at Planning Committee on 15th June, 2022 for a Members' site meeting which took place on 27th June, 2022 and is reported back for determination.
- 8.2 The application relates to land at the side of no. 71 Church Road where permission is sought to demolish an existing garage/outbuilding and construct a detached dwelling together with a detached replacement garage with studio space above, joined to the existing house by a glazed link. A section of the existing brick boundary wall would be removed to facilitate access to the site.
- 8.3 The main planning issues are considered to relate to:
- (i) The effects of the proposed development on the character and appearance of the Church Road Conservation Area, within which the site is located;
 - (ii) The effect on the living conditions of neighbouring occupiers;
 - (iii) Whether the proposed development will provide an acceptable living environment for prospective occupiers;
 - (iv) The acceptability of the proposed parking/access arrangements;
 - (v) The effect on trees and ecology/nature conservation interests.
- 8.4 Design guidance for the assessment of the proposal is provided by Policies EN9: Conservation of the Historic Environment, KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan and the Church Road, Whitchurch, Conservation Area Appraisal.
- 8.5 Policy EN9: Conservation of the Historic Environment advises that within conservation areas, development will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.
- 8.6 Policy KP5 : Good Quality and Sustainable Design 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.*
- 8.7 Planning Policy Wales (2021, Ed. 11) at paragraph 3.9 states that *'The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.'*
- 8.8 PPW contains the following guidance in respect of development within

conservation areas:

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.

- 8.9 Further guidance on residential infill development is provided in the Council's Supplementary Planning Guidance (SPG): Cardiff Infill Sites (2017).
- 8.10 At paragraph 3.8 the SPG states that: *Infill development needs to be sensitive to its context. It is important that in residential areas where there is a clear existing pattern and form of development, that new buildings, landscaping and boundary treatments complement the character of the surroundings.*
- 8.11 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.*
- 8.12 It is considered that the plot is large enough to accommodate an additional dwelling without harming the character or appearance of the conservation area in terms of the established building lines, plot size and the distinctive character created by large landscaped gardens such as this. Although the dwelling will be sited close to the southern boundary, this is not unusual within the area and the building would be appropriately scaled relative to the size of the resulting plot. Its front elevation would be sited approximately 8.0 metres from the back edge of footway and would be partially screened by the retained section of boundary wall. Sufficient distance would be retained between the dwelling and its neighbours to provide adequate visual separation in views from the street.
- 8.13 The appearance of the dwelling has been amended since the application was initially submitted for determination. In its revised form, the proposed building would reflect the form, detailing and materials which characterise the conservation area. Such details include the use of tall brick chimneys, steeply pitched gables and slate roofs, vertically emphasised fenestration, stone bay windows, use of hanging tiles and red brick paired with white render. Further architectural drawings will be required in order to ensure that the building is appropriately high quality in execution. Conditions are proposed to address this matter.
- 8.14 The new garage and glazed link to number 71 will be positioned well back into the site and will not be prominent within the conservation area. A condition is recommended to require approval of the materials and architectural detailing for this element to ensure that it is a sympathetic addition. With regard to the proposed

opening in the boundary wall, it is proposed to form new piers with reclaimed bricks. The agent has clarified that a disc cutter will be utilised for the opening and the reclaimed bricks utilised to build the new piers. Notwithstanding this clarification, a condition is recommended requiring the submission of details to show how the wall will be altered and to describe the methodology and materials to be used in making good.

- 8.15 The impact of the proposed development on trees/landscape is a further important material consideration in the assessment of the application as trees contribute to the character of the Conservation Area. The proposals necessitate the removal of a Bay prominently located towards the front of the site and a Laurel also located towards the front of the site near the boundary with no 1. Wingfield Road. The trees have been graded B (moderate quality) and C (low quality) in the applicant's Arboricultural Survey and Impact Assessment. Some work to other trees on the site are also recommended. Prominent Cedar trees located near the existing driveway are retained. As initially submitted, the proposed vehicular access was positioned directly next to the northern site boundary of 1 Wingfield Road. Amended layout plan has moved the access further north within the plot, and therefore further away from a mature protected Sycamore tree within the neighbour's garden.
- 8.16 A landscape scheme proposes 2no.new trees along the site frontage in mitigation (comprising 1no.Cotoneaster and 1no.Ilex aquifolium) in mitigation together with other shrub planting.
- 8.17 The Tree Officer has considered the application and is aware of the representations received from residents on tree grounds. Having regard to the amended plans which include the relocation of the access and the retention of a soft landscaped bed between the access and the neighbour's boundary wall, the Officer raises no objections to the application subject to appropriate planning condition. With regard to tree planting in mitigation for the removal of trees, the Officer advises that a proposed tree removed from the most recent iteration of the landscape plan should be reinstated within the retained vegetated soil between the proposed access and the neighbour's boundary wall, but planted at smaller size to avoid excessive excavation within the root protection area of the Sycamore tree.
- 8.18 On balance, having regard to the proposed dwelling's amended design and revised access and subject to the recommended conditions it is considered that the scheme would reasonably preserve the character of the conservation area.
- 8.19 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. Such amenity areas should measure at least 10.5m in depth or 50sq.metres overall but generally reflect that which is characteristic of the surrounding area'*.
The subdivision of the plot provides a rear garden of approximately 120 sq metres for the proposed dwelling and the retention of at least 250 sq metres of rear garden for the existing house.
- 8.20 With regard to the effect on the living conditions of neighbouring occupiers, the

main impact of the proposed development would be no 1.Wingfield Road which adjoins the application site to the south, the existing house at no.71 Church Road and neighbouring properties in Bishop's Road.

- 8.21 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. Having regard to the siting and orientation of the proposed dwelling, the application is considered to satisfy this guidance. The amended plans have sought to mitigate overlooking concerns by deleting a large dormer roof extension initially proposed on the rear roof plane and replacing this with a number of high level roof lights. At first floor level, the nearest window in the rear elevation of the proposed dwelling to the boundary with no 1.Wingfield Road now serves a dressing room and is conditioned to be obscurely glazed as are upper floor windows on both side elevations of the dwelling. Whilst oblique views across neighbouring gardens may be possible, a degree of mutual overlooking between neighbouring two storey dwellings is an inevitable feature of suburban living.
- 8.22 The south elevation of the proposed dwelling will be sited between approximately 2.2 metres and 4.6 metres from the northern boundary of the neighbouring property at no 1. Wingfield Road. A single storey element initially proposed directly next to the boundary with the neighbour's garden has been deleted from the scheme. Having regard to the relative siting of the proposed dwelling in relation to this neighbouring property and to the other neighbours, it is not considered that the proposed development would impact unacceptably on light to habitable rooms having regard to the Council's guidelines on this matter or be likely to 'overbear' and dominate the neighbours' outlook to such an extent that the application should be refused for this reason.
- 8.23 With regard to matters relating to transportation and highway safety, the application has been considered by the Operational Manager, Transportation (refer paragraph 5.1). The Officer notes that the proposed dwelling is located in a highly sustainable location in transport terms, providing readily available access to frequent public transport options and local shopping/services. He is satisfied that car and cycle parking can be provided for both the proposed and existing dwelling in accordance with the Council's adopted Managing Transport Impacts (Incorporating Parking Standards) SPG.
- 8.24 The Officer notes the objections received from local residents as follows:
- i) The new access is too close to the existing crossing and bus stops, leading to safety concerns for pedestrians;*
 - ii) Cars will be turning into the new drive from the zig-zags of the crossing, leading to safety concerns for pedestrians and vehicles;*
 - iii) Visibility to/from the new entrance is restricted and/or obscured by the brow of the hill, leading to safety concerns for pedestrians;*

vi) Increased congestion locally at the entrance and on the wider network.

- 8.25 In response to these concerns, the Officer advises that the visibility splays for vehicles leaving the site have been assessed and are within guidelines, both vertically and horizontally, for the circumstances and speed limit of the adjacent road. The Officer states that the presence of a crossing is considered to make drivers more attentive to their surroundings and generally results in lower vehicle speeds. He confirms that he is not aware of any instances where the proximity of a drive to a crossing or bus stop has been recorded as a contributory factor in a collision.
- 8.26 In respect of the proximity of the bus stops to the proposed access, the Officer points out that the arrangement is not unusual and that there are a significant number of similar examples throughout Cardiff referring to one on Station Road/Heol Don approximately 200m to the north. The Officer comments that the proximity of the access to, or even from/within the zig-zigs, is not uncommon and confirms that no offence is committed by a driver waiting for a gap in traffic to make a turn.
- 8.27 In respect of the concerns submitted in relation to increased traffic congestion, the Officer advises that the traffic generated by a single dwelling with 2 parking spaces will be imperceptible amounting to a fraction of a percent of the daily traffic on the local network.
- 8.28 In conclusion, the Officer advises that the proposed access is considered acceptable on highway safety grounds and raises no objections subject to appropriate conditions.
- 8.29 The Council Ecologist considered the application and has raised no objections on nature conservation grounds.
- 8.30 With regard to comments received concerning procedural aspects relating to the determination of the application, following the initial notification of neighbouring occupiers, residents have been notified of amended plans/additional details on two further occasions giving opportunity to comment. Site notices have been displayed on two occasions. Although the application was submitted in 2018, it is being assessed in relation to extant planning policy guidance. Final representations received from Council officers are referenced in the Committee report.
- 8.31 In conclusion, the proposed development, as amended, is considered acceptable on planning grounds and planning permission is recommended subject to the attached 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*

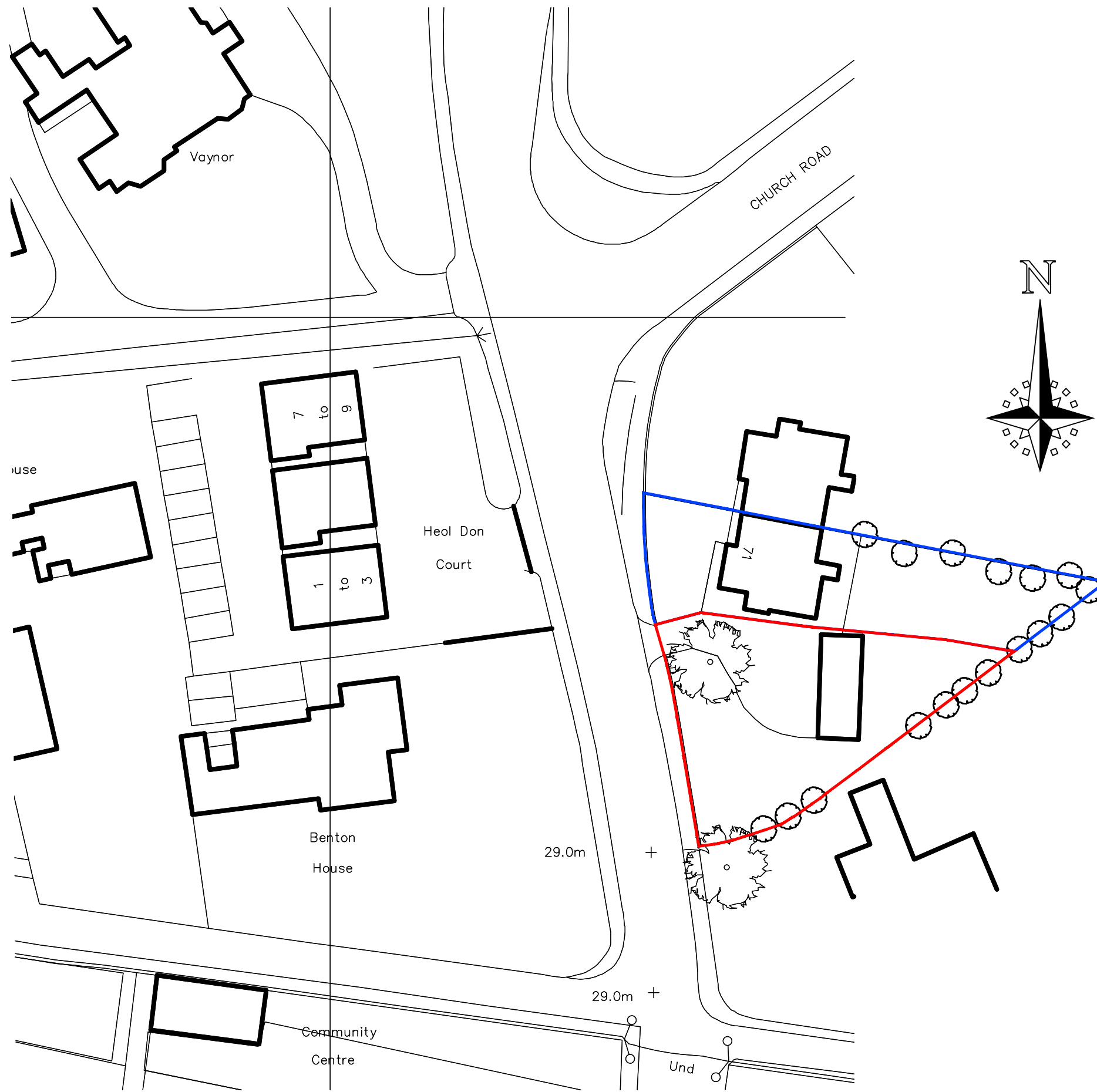
The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in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

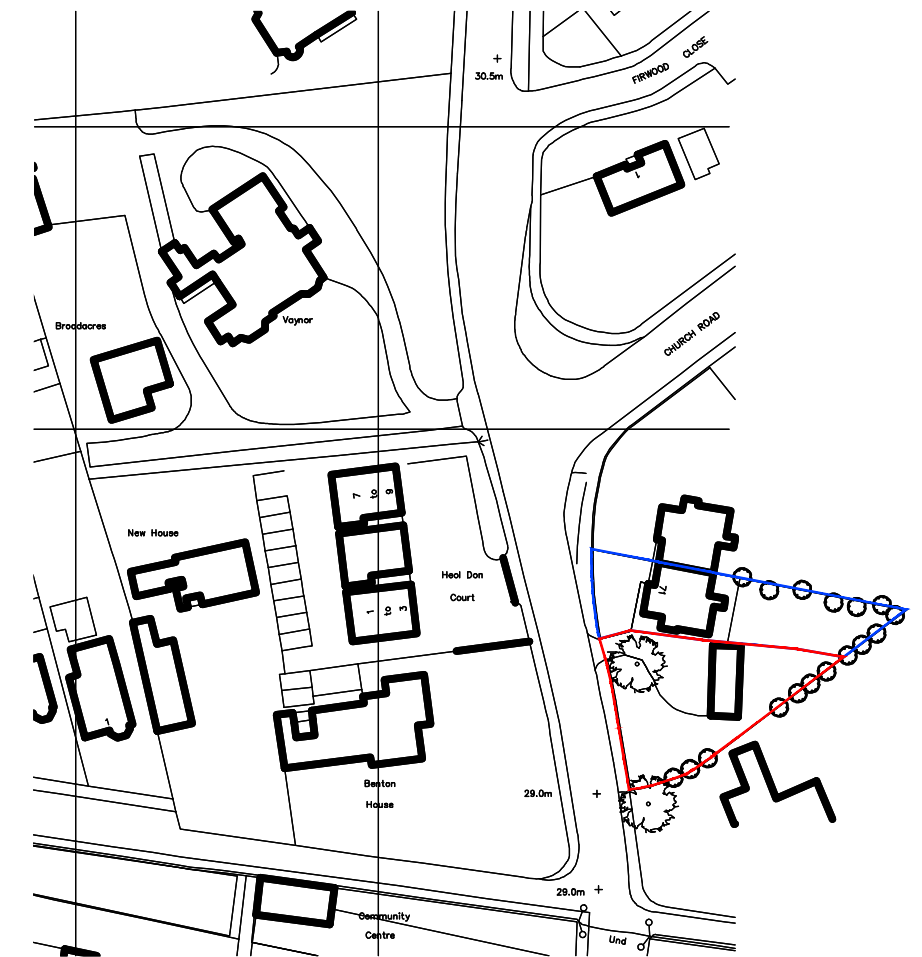
The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, 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.



Site Plan 1:500

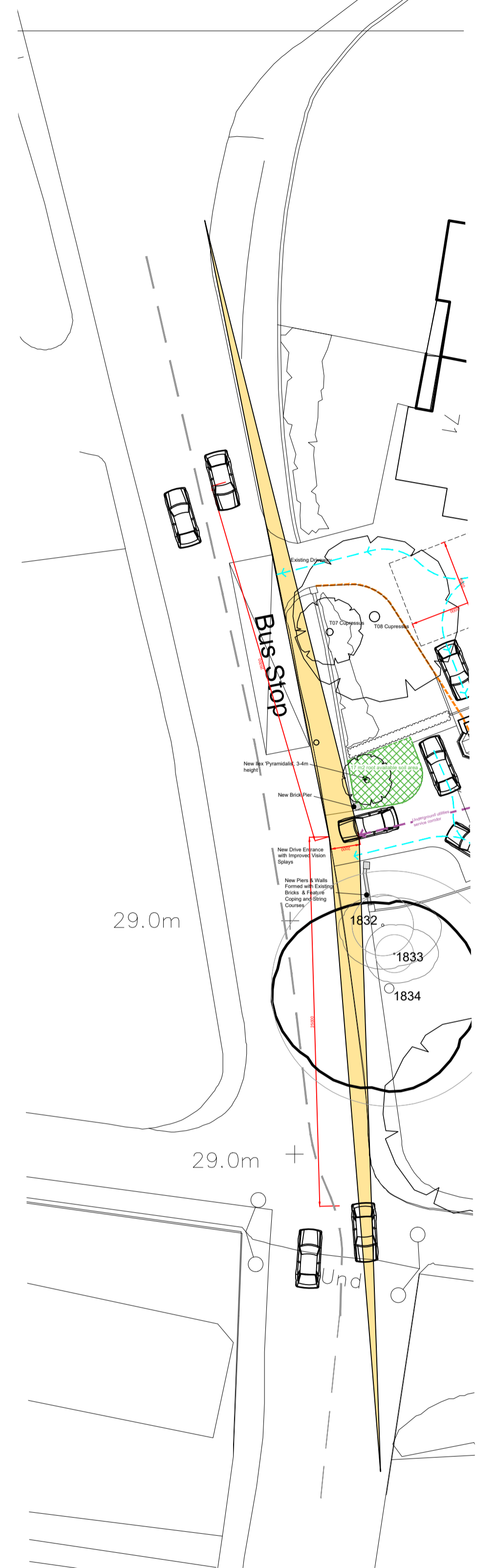
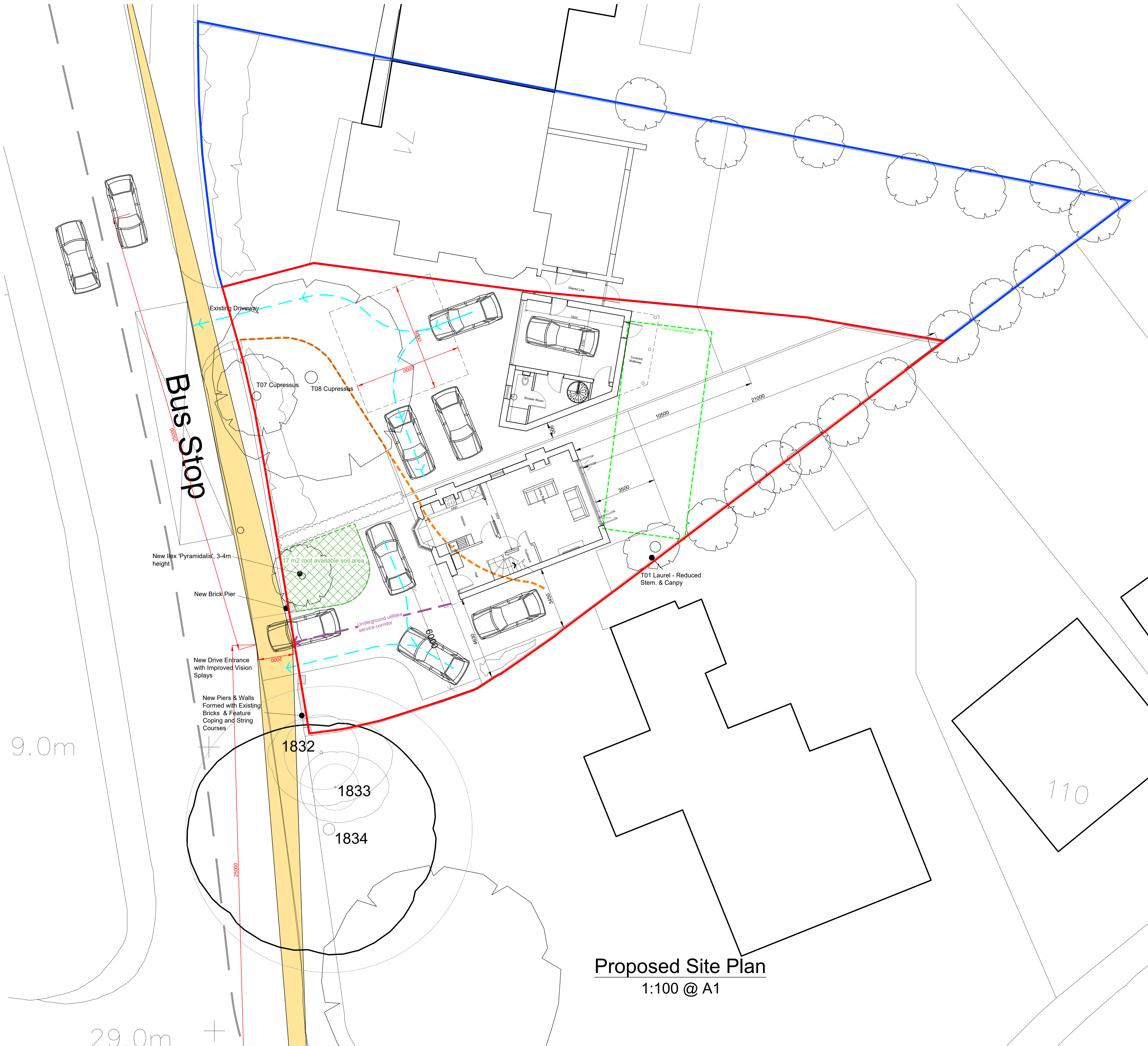


Site Plan 1:1250

71 Church Rd. Whitchurch Existing Site Plan Dr Martin Andrew		Job No. 17_034 Dwg No. AL(90)01	Rev.
Title Site Plan			
Date 27.02.15	Drawn SJD	Scale 1:100 @ A1 & 200 A3	
		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
05/06/2015	WS	---	Red line boundary amended
23/10/2015	WS	---	Further amendments
14/12/2015	WS	---	Vision Splay Added
17/01/2016	WS	---	Drive Area Reduced & Protection to Holly Bush Increased
04/07/2016	WS	---	Vision splay and driveway scale amended
18/08/2016	WS	---	House plan updated to match AL01/02 Rev B
18/12/2016	WS	---	Driveway amended
21/07/2020	WS	---	New house, driveway and landscaping amended
19/12/2020	WS	---	Underground utilities service corridor shown
26/01/2021	WS	---	Driveway access added
27/01/2021	WS	---	Driveway access moved outwards by two metres
01/06/2022	WS	---	Landscaping updated, to DG zone removed, utility corridor centralised

Rev
A
B
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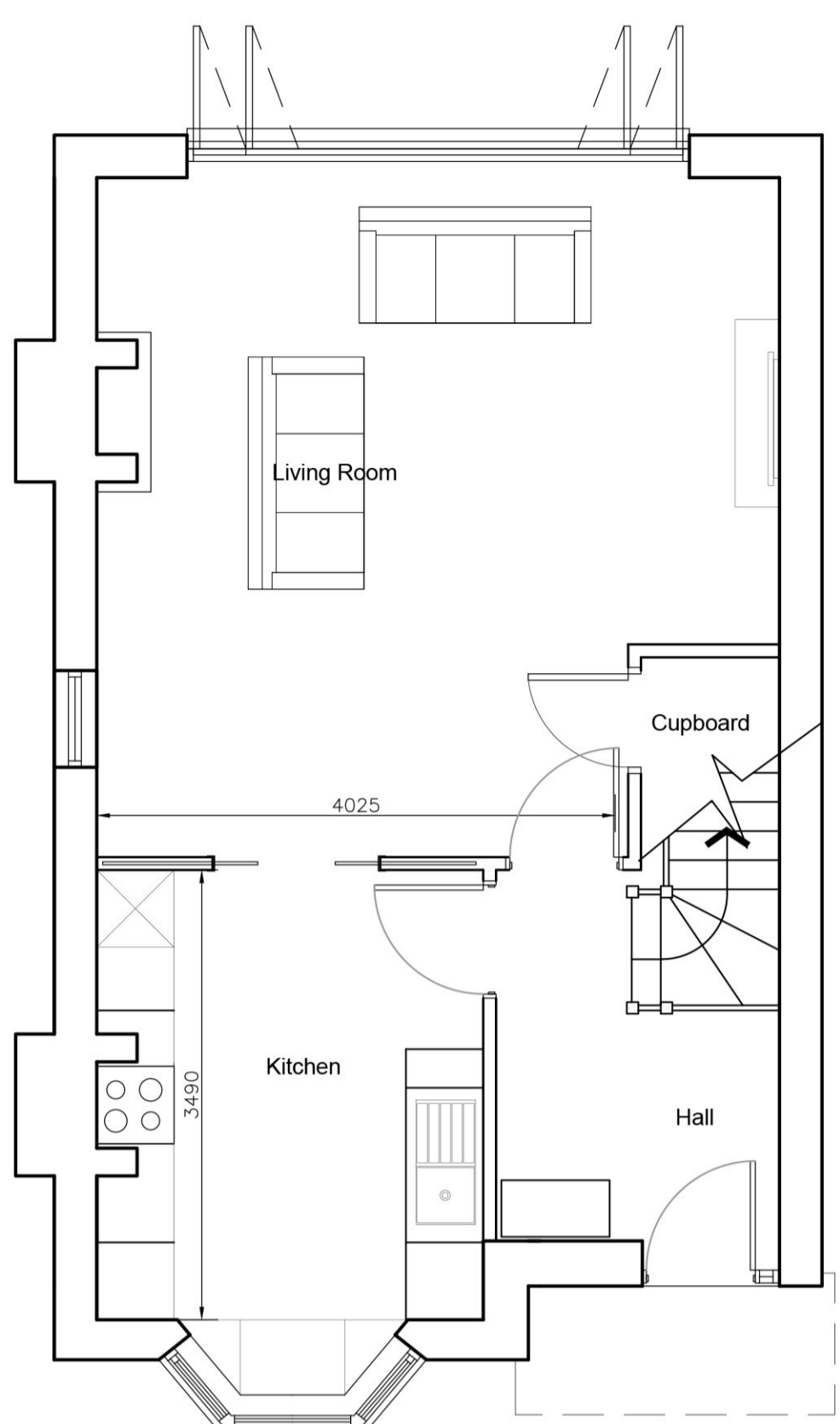
Proposed Site Plan
1:100 @ A1

Vision Splay
1:250 @ A1

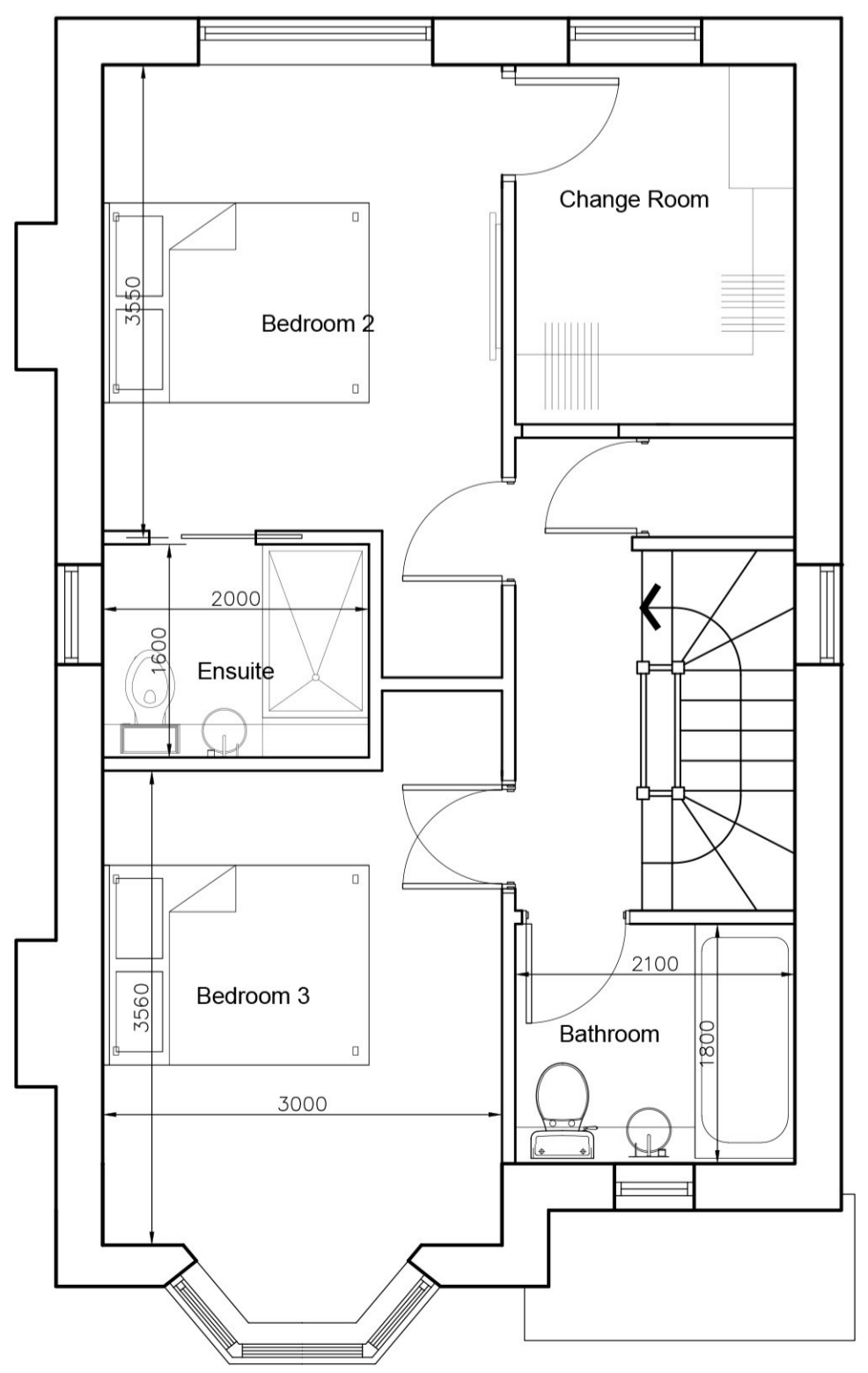
71 Church Rd, Whitchurch		Job No.	17_034
Proposed New Dwelling		Dwg No.	AL(00)01
Dr Martin Andrew		Rev.	L
Proposed Plans			
Date	Drawn	Scale	
27.02.15	SJD	1:200 & 1:500 @ A3	

J Architects · Town planners
Environmental & Urban design

Unit 1A, Compass Business Park,
Purcell Road, Cardiff, CF24 0NL
www.jarchitects.co.uk
tel: 029 20453101



Ground Floor



1st Floor

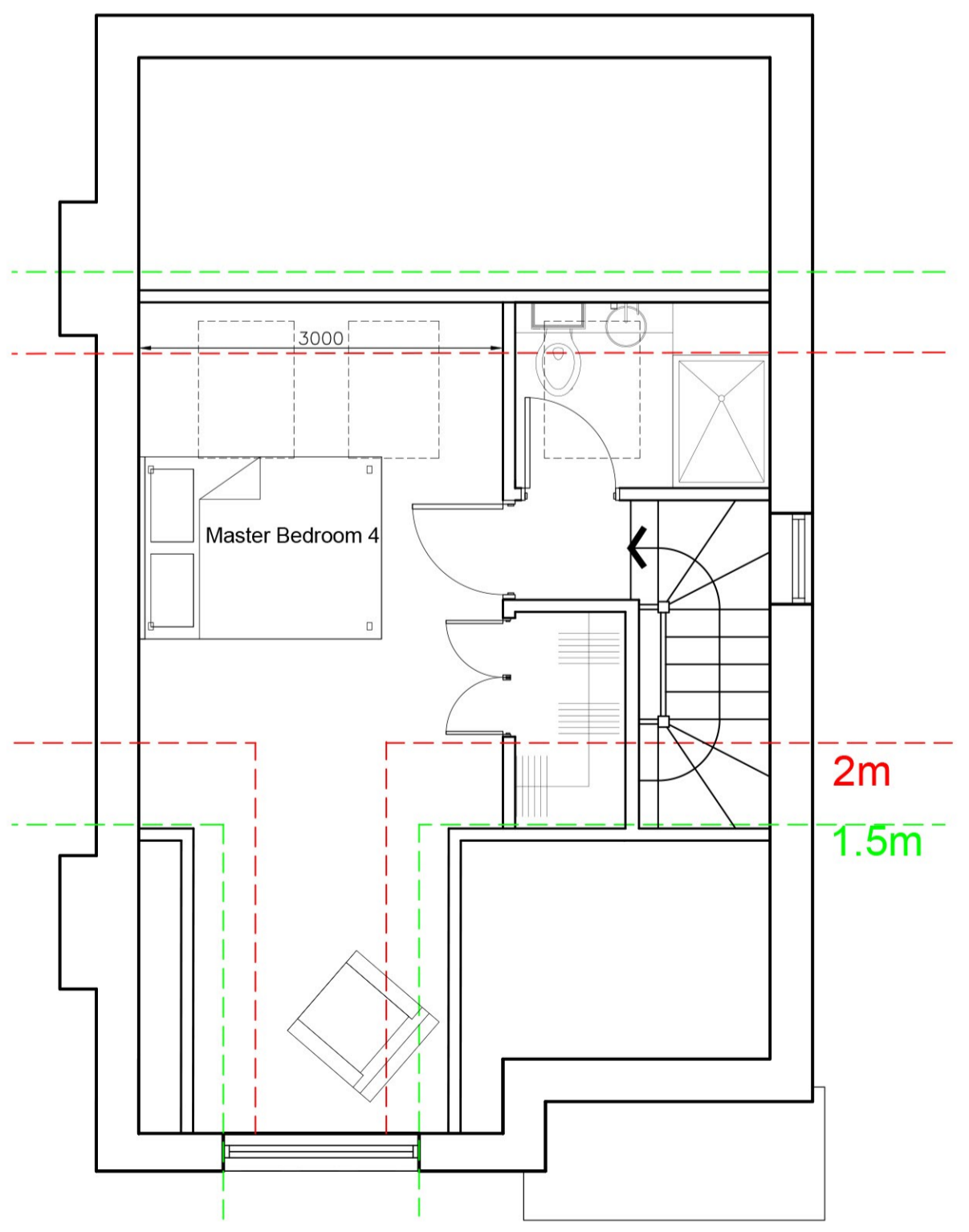
- External Materials
- 1: Slate Roof
 - 2: Hanging Tile
 - 3: Cast - Stone Head
 - 4: UPVC Sash Windows
 - 5: Cast - Stone Cill
 - 6: Render
 - 7: Vertical Facing Brickwork Band with String Course Above
 - 8: Facing Brickwork
 - 9: Facing Brickwork Feature Plinth
 - 10: Conservation Roof Lights



Front Elevation



Side Elevation



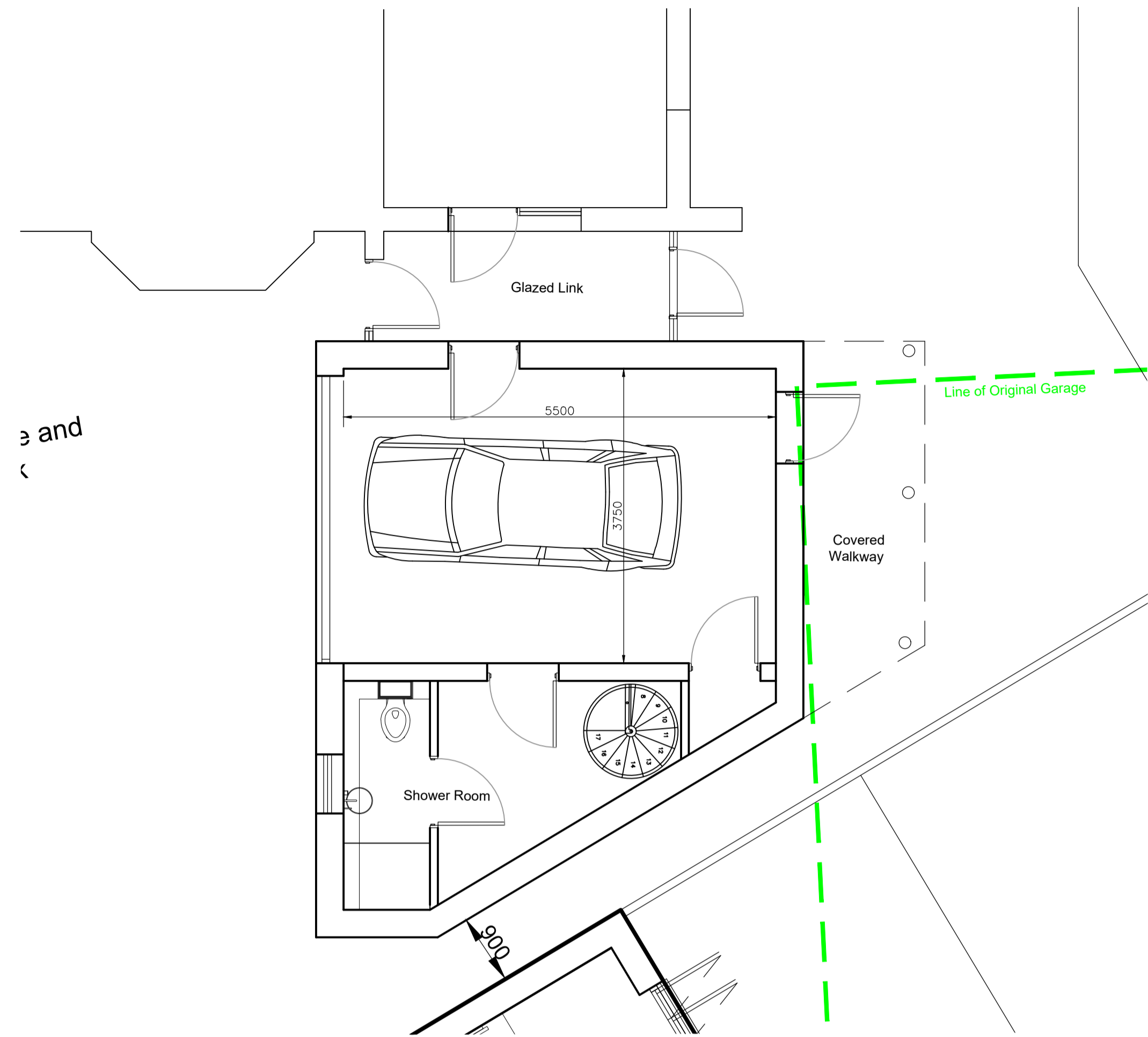
Attic Floor



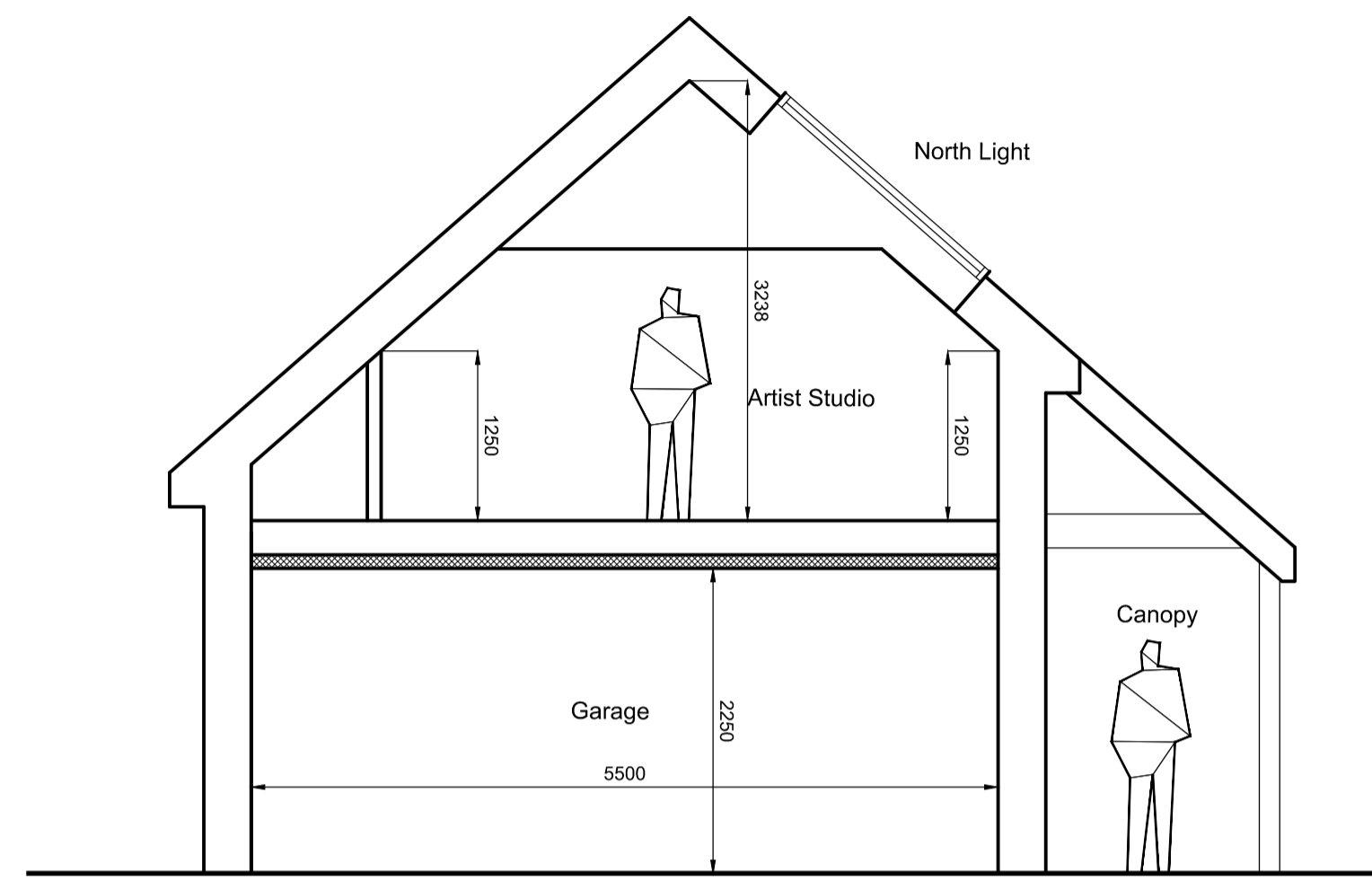
Rear Elevation



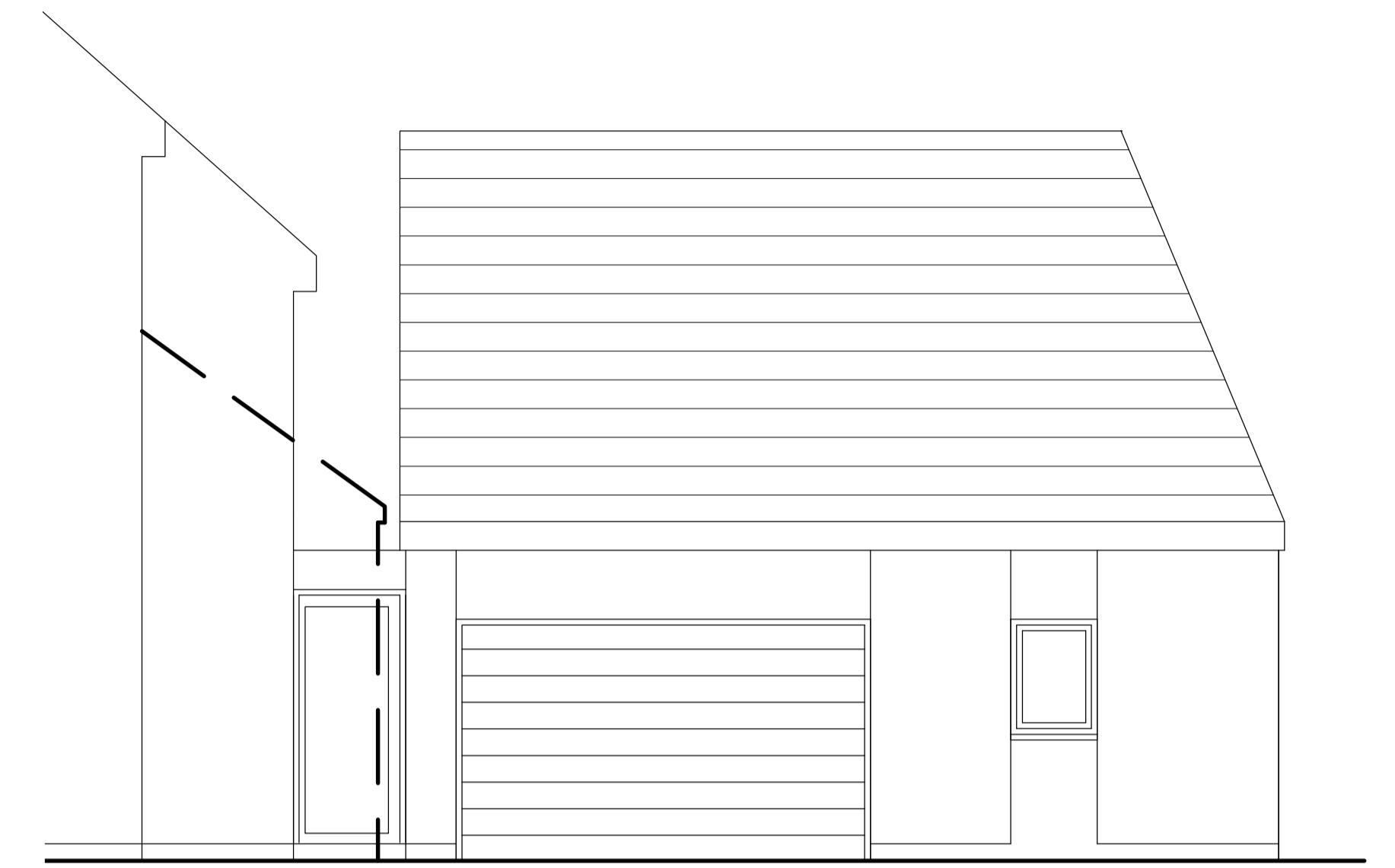
Side Elevation



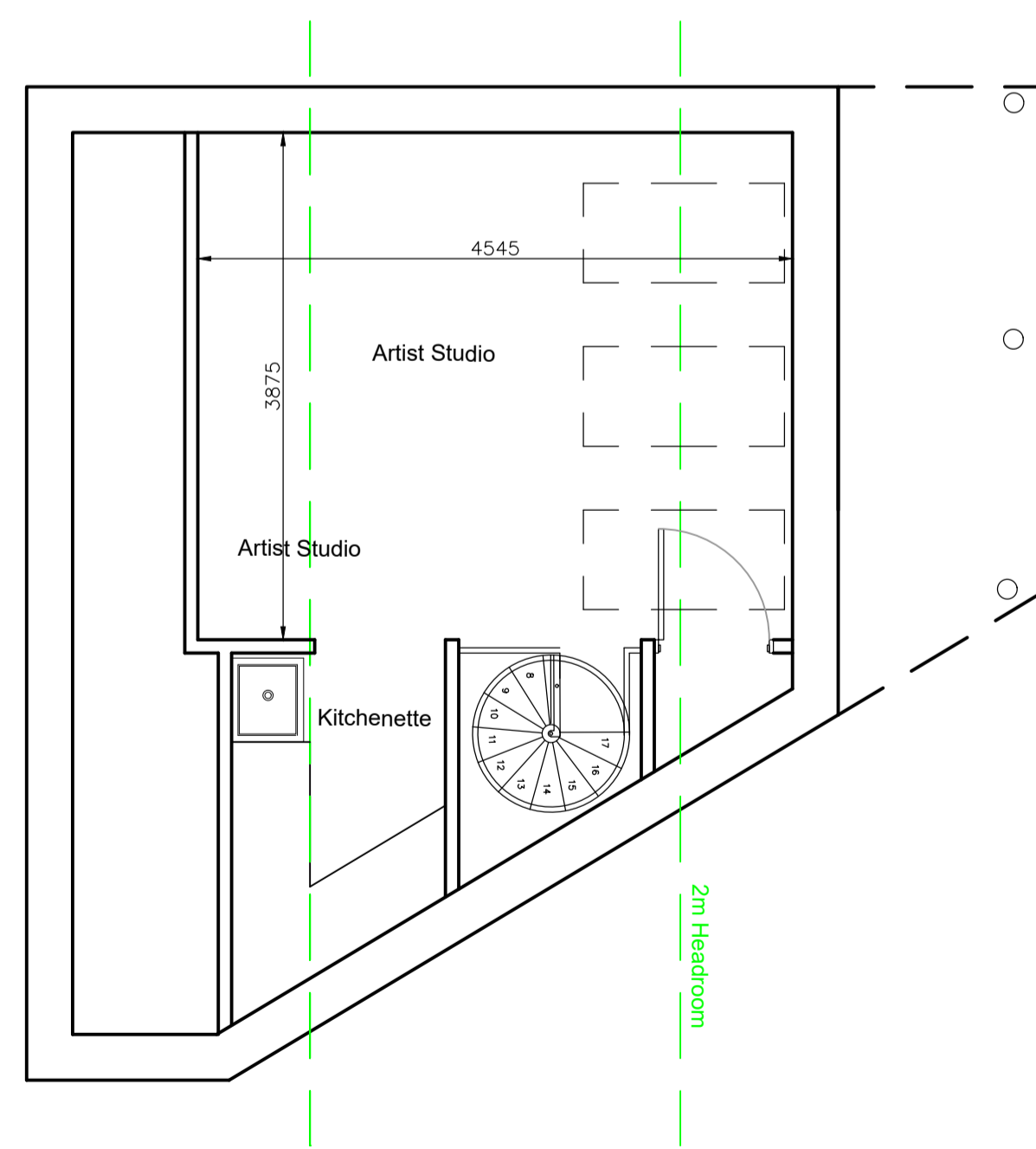
Ground Floor



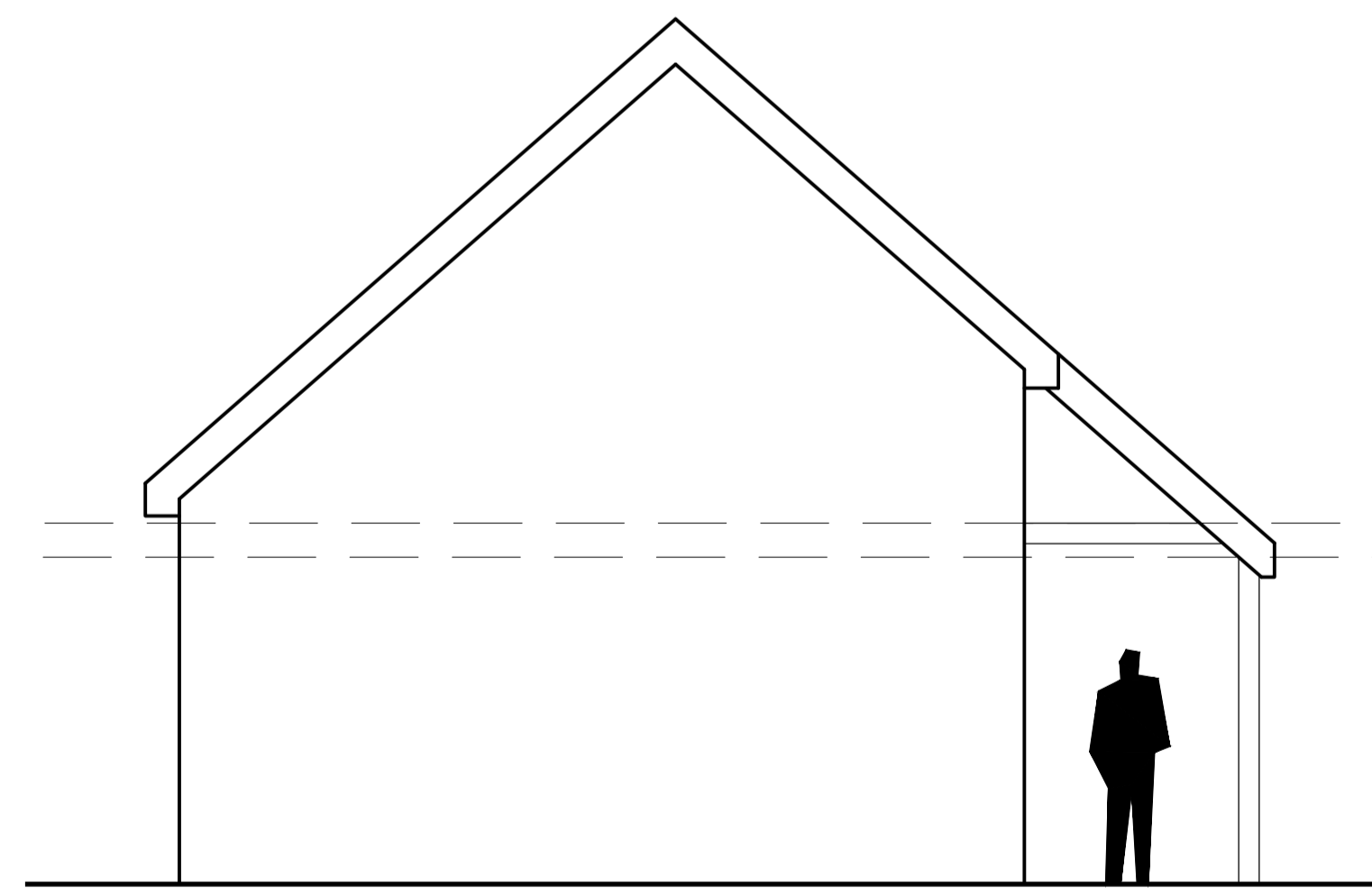
Section A-A



Front Elevation



1st Floor

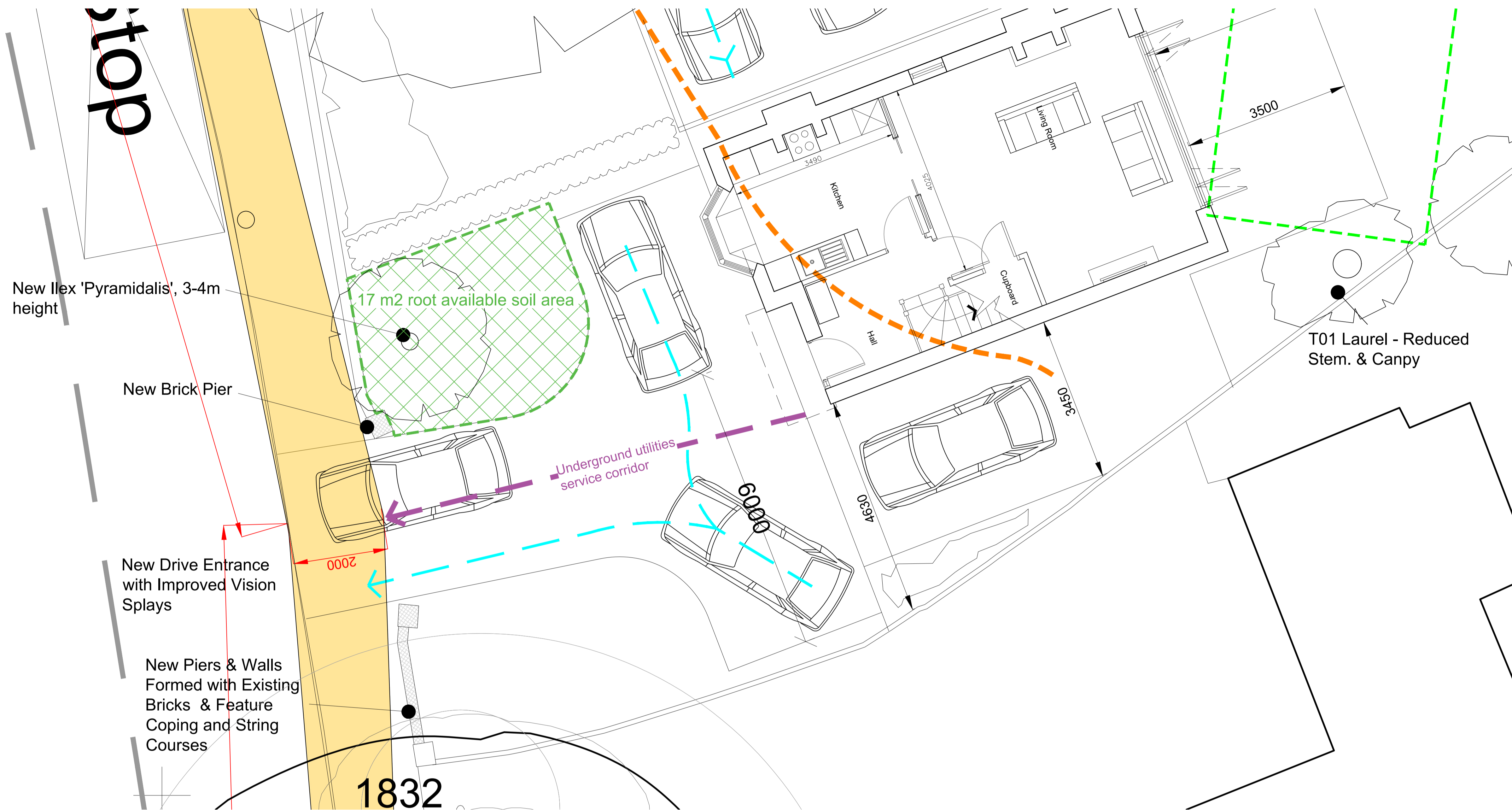


Side Elevation



Rear Elevation

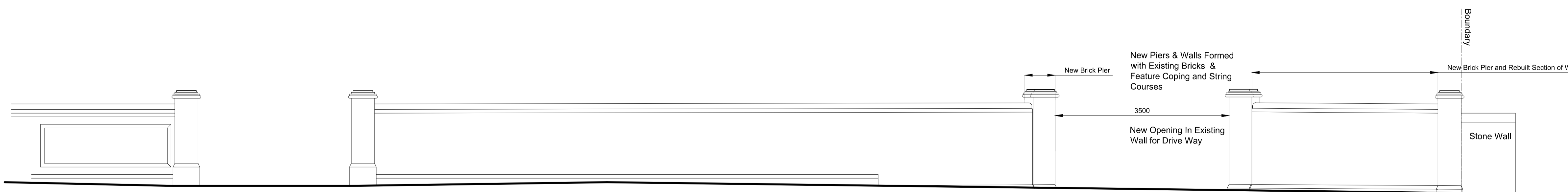
Date	Drawn	Check	Description	Rev
16/12/2019	WS	---	Drawings amended and bay shown.	A
21/07/2020	WS	---	Ground floor areas removed, dwelling moved 500mm off boundary, driveway and landscaping amended.	B
08.03.22	---	---	New opening to existing boundary wall moved	C
01.04.22	---	---	Landscaping updated in line with AL0001 rev L.	D



Site Plan 1:100

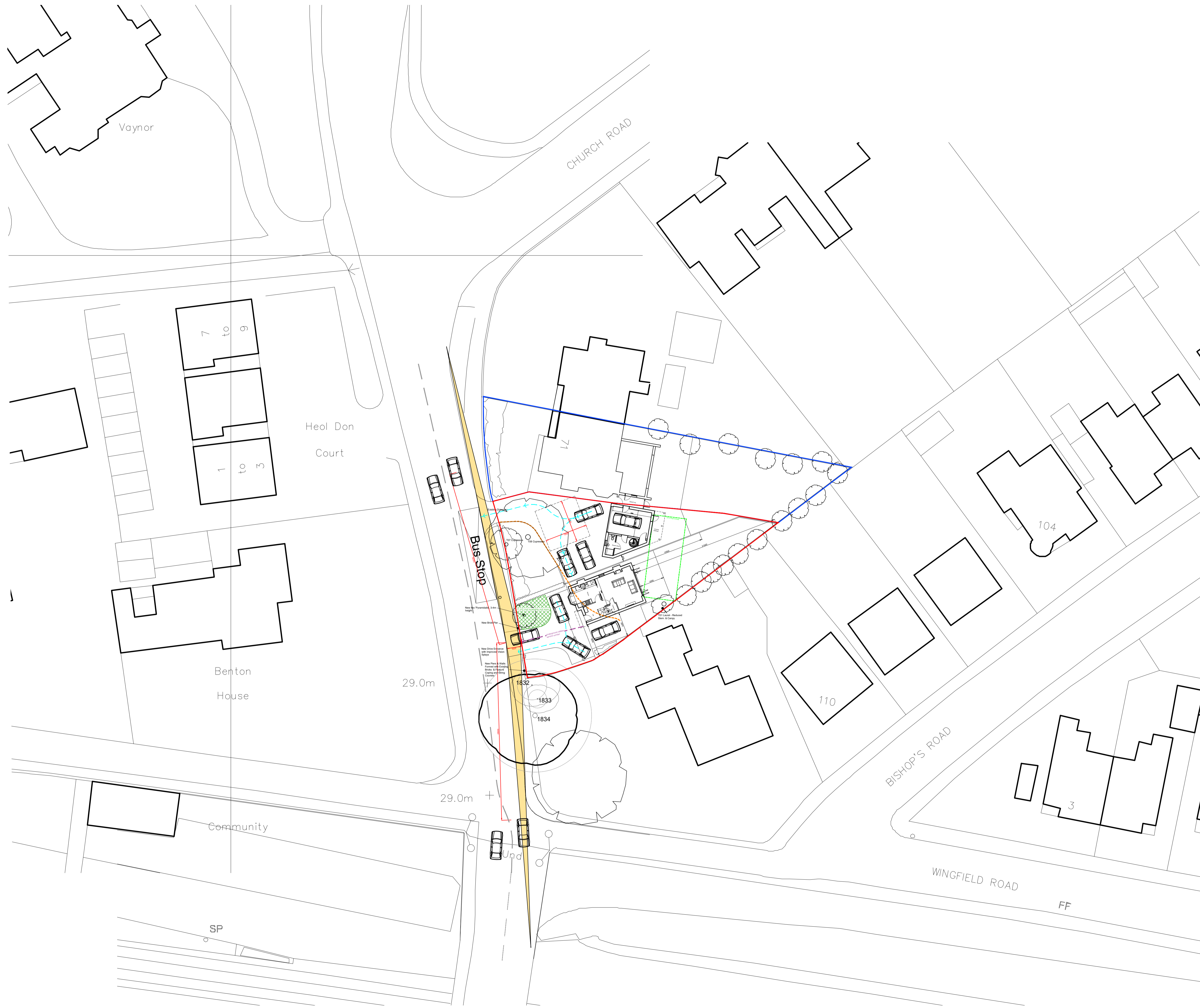


Existing Boundary Wall 1:50



Proposed Boundary Wall 1:50

71 Church Rd, Whitchurch		Job No.	17_034
Proposed New Dwelling		Dwg No.	AL(01)04
Dr Martin Andrew		Rev.	D
Title			
Boundary Wall Details			
Date	Drawn	Scale	
12/12/18	SJD	1:100 & 50 @ A3	
		Architects · Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 0PL</small>		<small>www.c-jarchitects.co.uk tel: 029 20452100</small>	



71 Church Rd, Whitchurch		Job No.	17_034
Proposed New Dwelling		Dwg No.	AL(01)07
Dr Martin Andrew		Rev.	B
Proposed Context Plan			
Date	Drawn	Scale	
26.01.21	WS	1:500 @ A3, 1:250 @ A1	
		Architects · Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 0HL</small>		<small>www.c-jarchitects.co.uk tel: 029 20452101</small>	

Implementation

1.0 GENERALLY

All work must be carried out in accordance with good horticultural practice and to the satisfaction of the supervising Landscape Architect.

1.1 SITE CLEARANCE (areas to be planted)

Reference should be made to the Arboricultural Impact Assessment. Where the site has not been wholly cleared, the Contractor shall cut, rake up and remove from areas to be planted all surface vegetation excepting those existing plants to be retained as shown on the drawings. Roots within planting areas outside of Root Protection Areas and buffer zones shall be grubbed up. The Contractor is to allow for the removal from Site of all rubbish, stones and weed growth.

1.2 EARTH FILL AND GRADING

When this is to form part of the works, the Contractor must firstly strip all site topsoil from the area to be filled or graded, making sure that all the existing vegetation and stones over 50mm have been removed and carted off site. Store the topsoil in uncompacted heaps not over 1.25m in height, taking care that it is not mixed with subsoil or deleterious material.

1.3 SUBSOILING AND TOPSOILING

Soil profiles for areas of new planting:

- Grass: 150mm depth topsoil over 150mm depth subsoil
- Shrubs and Hedges: 300mm depth topsoil over 300mm depth subsoil
- Trees: 300mm depth topsoil over 600mm depth subsoil
- Root Protection Areas: undisturbed

Any levels to be made up beneath topsoil depths shall be made up by using sub-soil fill. Topsoil and sub-soil shall each be deposited in separate spoil heaps. Deposited material shall be evenly consolidated, and lumps broken up. A suitable period is, if possible, to be permitted to elapse subsequent to soil being placed to allow for major settlement prior to finishing, grading, grassing and planting.

1.4 TIMING OF PLANTING

All tree and shrub planting, including containerised stock, shall be carried out between November and March but not during periods of frost, drought or cold drying winds. Planting to take place in first planting season after building and infrastructure works are completed.

1.5 PROTECTION OF SUPPLIED PLANTS

Plants shall be protected from root exposure and desiccation at all times, bare roots shall be heeled in properly and protected during the planting operation. Containerised plants shall be adequately watered whilst awaiting planting. Seeds shall be protected from harmful temperature/moisture fluctuations and vermin.

1.6 TREE SUPPLY, HANDLING AND PLANTING

Shall be accordance with BS8545:2014 (Trees: from nursery to independence in the landscape - recommendations). Staking (low-level) only required for standards and larger sizes. All ties to be biodegradable. Native trees and shrubs to be of local provenance.

1.7 SHRUB CULTIVATION, PREPARATION AND PLANTING.

The whole of the areas to be shrub planted outside of Root Protection Areas, are to be thoroughly cultivated to a fine tilth by hand or machine, where appropriate and broken up to not less than 300mm deep and thoroughly cleared of all extraneous matter. Fill depressions in ground surface with topsoil and lightly compact in 150mm layers until surface is level with surface of surrounding ground. Prior to planting, fork in a 50mm layer of composted bark, composted garden waste or mushroom compost. Bring the soil to an even tilth and necessary firmness. Dig holes to adequate size and depth to take rootball or root system. Pit diameter should exceed root spread by 300mm). Notch planting must be used within Root Protection Areas. Make sure that the root system is not damaged in any way and that the plant is at the same depth as it was at the nursery. Backfill is to be well worked in around the roots and properly firmed in.

1.8 SEEDING

The Contractor shall carry out seeding and maintenance of seeded areas in accordance with the seed supplier's guidance. Areas for seeding/turfing should be on firmed but not compacted topsoil of minimum 150mm depth that has been broken up to full depth (except within in Root Protection Areas). The surface should be reduced to a fine tilth and areas to be seeded/turfed should be free of weeds. Surface stones exceeding 10mm should be removed prior to seeding/turfing.

1.9 WATERING

At the time of planting and at such times as directed, all plants shall be thoroughly watered. Thoroughly water all plants immediately after planting but prior to mulching. Water as required to ensure establishment.

1.10 BARK MULCH

After planting spread bark mulch to a depth of 75mm over all tree and shrub and herbaceous planted areas. Medium grade bark mulch particle size 10-40mm, wood content <20%. Dust and fines minimum, durability 1-2 years, FSC certified, free from pests disease fungus weeds or any contaminant that is hazardous to human or animal life or detrimental for plant growth.

Aftercare

2.0 TREES

Newly planted specimen trees will be inspected monthly to check condition. Any tree stakes will be checked, and ties adjusted if required.

Pruning dead, dying or diseased wood : In accordance with good horticultural and arboricultural practice and with reference to BS3998:2010 Tree Works.

- Removing branches: Do not damage or tear the stem or bark.
- Wounds: Keep as small as possible and cut cleanly back to sound wood.
- Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area. Use sharp clean tools.

Where individual trees have died these will be replaced with similar species and size trees during the next planting available season.

Maintain levels of mulch material required to suppress weed growth at a depth of 75mm (25mm over rootballs), if necessary, topping up levels on an annual basis.

Weeds to be removed by hand.

Once the specimen trees have become sufficiently established and self-supporting, any tree stakes will be removed.

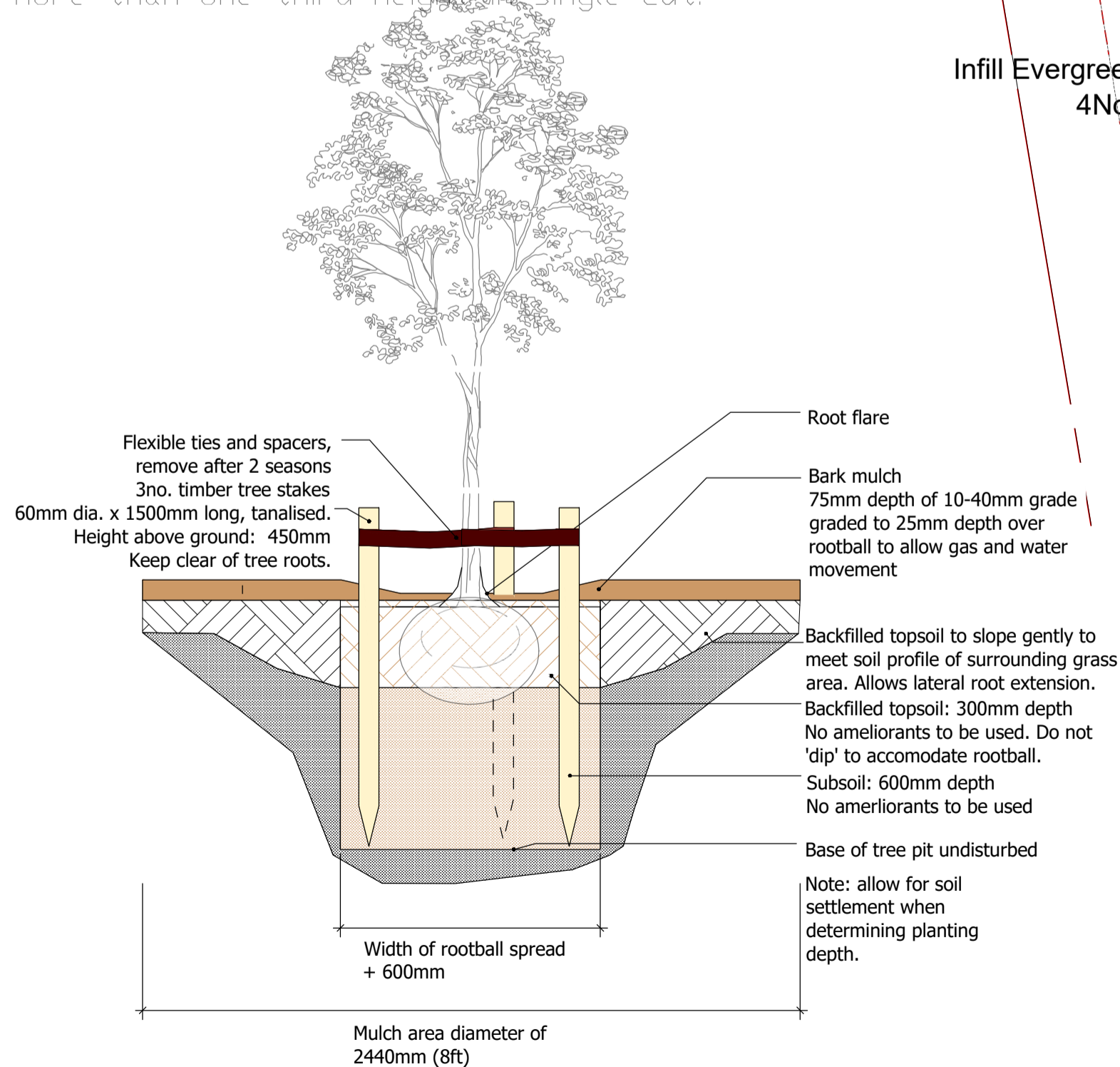
2.1 SHRUBS

Newly planted shrubs will be inspected monthly to check condition. Where individual shrubs have died these will be replaced with similar species and size shrubs during the next planting available season. Dead, dying and diseased wood to be removed as above.

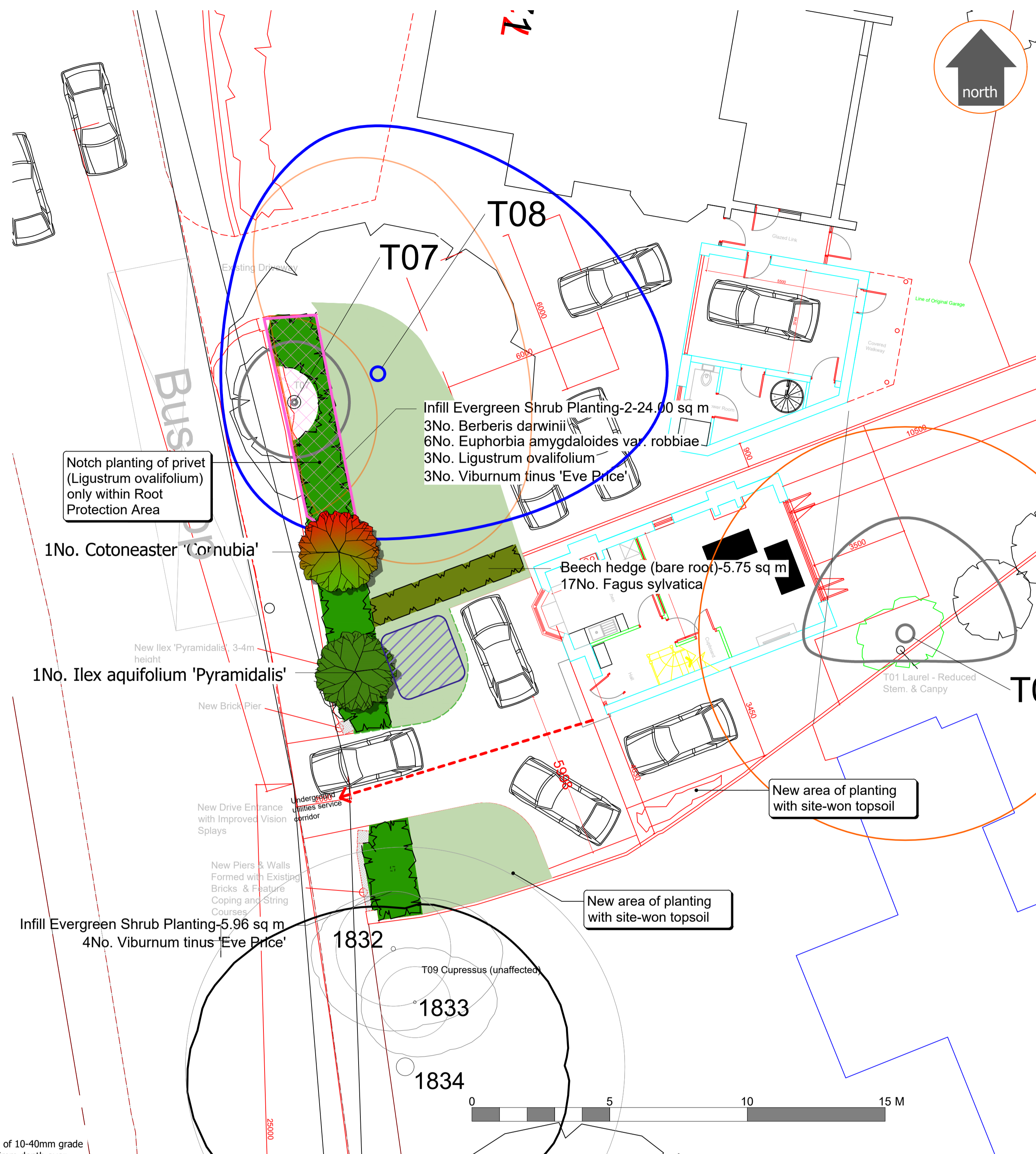
Maintain levels of mulch material required to suppress weed growth at a depth of 75mm (25mm over rootballs), if necessary, topping up levels on an annual basis. Weeds to be removed by hand.

2.2 LAWN AREAS

Minimise usage during first growing season
First cut: to 70mm height, do not remove more than one third height in single cut.
Subsequent cuts: to 20-40mm height, do not remove more than one third height in single cut.



Tree Pit Detail: triple staking



Tree Schedule

ID	Latin Name	Scheduled Size	Quantity
Co-Cor	Cotoneaster 'Cornubia'	Extra Heavy Standard, RB	2
Li-Py	Ilex aquifolium 'Pyramidalis'	Extra Heavy Standard, C 90L	1

Hedge Schedule

ID	Latin Name	Scheduled Size	Quantity
Fa-sy	Fagus sylvatica	60-80cm, 1+1 transplant, bare root	32
			0

Shrub Schedule

ID	Latin Name	Scheduled Size	Quantity
Ber-d	Berberis darwinii	5L	3
Eu-rob	Euphorbia amygdaloides var. robbiae	3L	17
Li-ov	Ligustrum ovalifolium	60-80cm, 1+1 transplant, bare root	3
Vi-EvPr	Viburnum tinus 'Eve Price'	5L	9
			0

notes:

- All dimensions to be checked and confirmed onsite prior to any works.
- Do not scale off this drawing.
- Any errors, omissions or discrepancies are to be brought to the attention of Lingard Farrow Styles immediately.

key:

- Proposed tree planting
- Proposed hedge planting
- Infill evergreen shrub planting
- Grass seeding as required
Germinal Seed Houses A19
All-Purpose Landscaping Mix sown at 50g/m2
- Topsoil storage area
- max. 1.25m height
- do not mix with sub-soil
- Underground utilities service corridor
- New area of planting with site-won topsoil

lingard-farrow-styles
landscape architects - urban designers / environmental consultants

-	10/11/20	first issue
A	16/12/20	updated
B	05/03/21	updated
C	17/12/21	updated
D	01/04/22	updated

tel: 0333 4561132 fax: 01743 243602
email: info@lingardstyles.co.uk
9 College Hill, Shrewsbury Shropshire. SY1 1LZ
The Studio, Farm Lodge, Leighton, Welshpool, Powys. SY21 8HJ

client / project:

Dr Martin Andrew
Proposed New Dwelling
71 Church Rd, Whitchurch
Cardiff

title:

Landscape Scheme

dwg. no:	rev:	scale:	drawn:	chkd by:
2956-002	D	1:100 @ A1	tm	ps

DO NOT SCALE FROM DRAWING. © DRAWING IS COPYRIGHT



Front Elevation

Original - AL(01)02

- External Materials
- 1: Slate Roof
 - 2: Hanging Tile
 - 3: Cast - Stone Head
 - 4: UPVC Sash Windows
 - 5: Cast - Stone Cill
 - 6: Render
 - 7: Vertical Facing Brickwork Band with String Course Above
 - 8: Facing Brickwork
 - 9: Facing Brickwork Feature Plinth
 - 10: Conservation Roof Lights



Front Elevation

Current - AL(01)02 rev. C



Rear Elevation

Original - AL(01)02



Rear Elevation

Current - AL(01)02 rev. C

LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 06/07/2022

APPLICATION No. **22/00885/MNR**

APPLICATION DATE: 25/04/2022

ED: **CATHAYS**

APP: TYPE: Full Planning Permission

APPLICANT: MR COONEY

LOCATION: 76 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ

PROPOSAL: CHANGE OF USE FROM A C3 DWELLING HOUSE TO EIGHT PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS), WITH GROUND AND FIRST FLOOR REAR EXTENSIONS, REAR DORMER ROOF EXTENSION, INSERTION OF ROOF LIGHT TO THE FRONT ROOF PLANE AND ASSOCIATED ALTERATIONS

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

1. C01 – Statutory Time limit
2. The development shall be carried in accordance with the following approved plans:
 - A116
 - A117
 - A118
 - A119
 - A120
 - A121
 - A122
 - Cycle Store Plan – Eight Cycle

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

3. Prior to the beneficial use of the property as an 8 bedroom HMO 8 undercover and secured cycle parking spaces, as indicated on the submitted plans shall be provided within the curtilage of the property and shall thereafter be retained and maintained for as long as the use hereby permitted remains in existence.

Reason: To ensure that secure cycle parking facilities are provided to encourage other modes of transport over the private car in accordance with Policy T5 of the Cardiff Local Development Plan 2006-2026.

4. Prior to the beneficial use of the property as an 8 bedroom HMO a refuse storage area as indicated on the approved site layout plan shall be provided within the curtilage of the property. The refuse storage area shall thereafter be retained and maintained for as long as the use hereby permitted remains in existence.
Reason: To secure an orderly form of development and to protect the amenities of the area in accordance with Policy W2 of the Cardiff Local Development Plan 2006-2026.
5. The materials to be used in the construction of the external surfaces of the dormer roof extension hereby permitted shall match those used on the existing building.
Reason: To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
6. No more than 8 occupants shall reside at this property at any one time.
Reason: For the avoidance of doubt as the permission hereby granted relates to the use of the property as a Sui Generis HMO

RECOMMENDATION 2 The applicant be advised that the property may now be licensable under Part 2 of the Housing Act 2004 and in this respect they should contact Shared Regulatory Services on 0300 123 6696 to confirm if a license is required.

RECOMMENDATION 3: That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicants ownership.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission to change the use of the property from a C3 residential dwelling into an 8 bedroom HMO together with the erection of a ground and first floor rear extension, a rear dormer roof extension, the installation of a rooflight to the front elevation and associated alterations. The submitted drawings/details provide information regarding the principal matters for consideration as set out in the relevant Supplementary Planning Guidance.
- 1.2 Internally the property accommodates two bedrooms, a shower room and a lounge/kitchen on the ground floor; four bedrooms and a bathroom on the first floor; and two bedrooms and a shower room on the second floor within the converted roofspace.
- 1.3 Externally a private amenity area of approximately 32 square metres will be provided to the rear of the property excluding the area shown for waste storage and cycle storage.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey property located in a terrace of two storey properties within the Cathays Ward of Cardiff. The lawful use of the property is as a C3 residential dwelling.

3. **RELAVANT SITE HISTORY**

None.

4. **POLICY FRAMEWORK**

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

Relevant National Planning Guidance:

Planning Policy Wales (2021)
Future Wales: The National Plan 2040 (2021)
Planning Policy Wales TAN 11: Noise
Planning Policy Wales TAN 12: Design
Planning Policy Wales TAN 15: Development and Flood Risk
Planning Policy Wales TAN 21: Waste

Relevant Cardiff Local Development Plan Policies:

Policy KP5 : Good Quality and Sustainable Design
Policy KP8: Sustainable Transport
Policy KP13 : Responding to Evidenced Social Needs
Policy EN 14 (Flood Risk)
Policy H5 : Sub-Division or Conversion of Residential Properties
Policy T1 : Walking and Cycling
Policy T5 : Managing Transport Impacts
Policy W2 : Provision for Waste Management Facilities in Development

Relevant Supplementary Planning Guidance:

Waste Collection and Storage Facilities (2016)
Houses in Multiple Occupation (2016)
Cardiff Residential Extensions and Alterations (2017)
Managing Transportation Impacts (Incorporating Parking Standards) (2018)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Waste Management have been consulted and have advised that The proposed area for the storage of waste and recycling has been noted and is acceptable as this is where the residents waste is currently stored in the front forecourt of the property and there is no change to this arrangement

The property will require the following for recycling and waste collections:

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

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

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

Residents will be expected to present all waste themselves to the kerbside for collection.

- 5.2 Traffic and Transportation advise that Cardiff SPG Managing Transportation Impacts (Incorporating Parking Standards) adopted in July 2018 sets the maximum number of car parking spaces that must be provided but no minimum number of car parking spaces that must be provided. No car parking is available off street which will remain unchanged. Cardiff Council are trialing zonal parking in parts of Cathays including Maindy Road Cardiff, where all on street car parking is controlled. The application site is located in parking zone C2. Residents of this proposed development if approved and implemented will not be eligible to apply for resident parking permits.

In respect of cycle parking this is proposed to be located at the rear of the property consisting of eight covered cycle parking spaces which is acceptable as it meets the minimum cycle parking requirement set out in Cardiff SPG Managing Transportation Implications (Incorporating Parking Standards) adopted in July 2018. The cycle parking will be accessible to all residents living in the proposed HMO. Cycles will be pushed through the ground floor of the property because there is no alternative side entrance adjoining the property and there is no back lane, which is acceptable at this is a change of use of an established property rather than a new build.

- 5.3 The Housing Enforcement Team of Shared Regulatory Services have advised that the layout appears sufficient for 8 occupiers and that the property will require a mandatory HMO License.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 South Wales Police have been consulted and have not commented on this planning application.

7. **REPRESENTATIONS**

- 7.1 Neighbours have been notified of the application. Objections have been received from 31 Cosmeston Street, 34 Brithdir Street, 54 Letty Street, 56, 58 Maindy Road. A summary of the objections is as follows:

The 20% threshold for HMO's in Cathays has been exceeded;

Over intensive development

That there will be material harm to the amenity of existing residents due to noise, general disturbance, waste issues, crime and anti-social behaviour;

The cumulative impact of development;

Impact on local parking provision

Work has already commenced

7.2 A petition of 51 signatories has also been submitted in respect of the proposal. The objection is summarised as follows:

Work has already started;
Parking issues associated with the development;
Noise issues associated with the development;
Anti social behaviour associated with the development.

7.3 Councillors Merry, Weaver and Mackie also object to the proposal for the following reasons:

I am writing on behalf of myself, Cllr Mackie and Cllr Weaver to object to this application on the following grounds:

1. *The use of the property as a House in Multiple Occupation will further exacerbate the unacceptable cumulative adverse impacts on the amenities of the area by virtue of:*
 - *a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policy KP5, KP13 and H5 of the Cardiff Local Development Plan (2006-2016) and advice contained within the Houses in Multiple Occupation Supplementary Planning Guidance (2016).*
 - *a higher portion of transient residents leading to an increase of cumulative demand on social, community and physical infrastructure, contrary to Policy KP5, KP13 and H5 of the Cardiff Local Development Plan (2006-2026) and advice contained within the Houses in Multiple Occupation Supplementary Planning Guidance (2016).*
2. *The use of the property as a House in Multiple Occupation will further exacerbate the negative impacts caused by Houses in Multiple Occupation in respect of crime and anti-social behaviour, contrary to Policy H5 (Sub-Division or Conversion of Residential Properties) of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016).*
3. *The use of the property as a HMO will result in an increase in the number of HMO's within the vicinity to the detriment of the existing community affecting its composition, cohesion, character, functionality and its sense of place contrary to Policy H5 of the Cardiff Local Development Plan (2006-2026), the Houses in Multiple Occupation Supplementary Planning Guidance (2016) and advice contained within Planning Policy Wales 11th Edition 2021.*
4. *We would also argue that the policy goes against Policy H5 of the LDP in terms of the aspiration for good design and high standard of accommodation. The design may or may not meet minimum size standards, due to the shape of some of the rooms that is difficult to calculate, but it sub-divides bays and gives way to awkward room shapes. The overall design is simply not of the high design we would expect.*

5. *The two storey extension is overbearing and an unneighbourly form of development that will have a negative impact on the amenity of neighbouring properties.*

The council carried out a public consultation and provided an evidence base for its supplementary guidance and we believe the council should uphold its own guidance which this development clearly breaches. Maindy Road has also historically been a much more residential street due to the design of the houses. Cathays needs a mix of house use and a further HMO in this street will undermine this. You can see the strength of local feeling by the number of objections received to date.

8. **ANALYSIS**

- 8.1 This application seeks planning permission to convert the property from a C3 residential dwelling into an 8 bedroom HMO. In order to facilitate the change of use a ground floor and first floor rear extension and a dormer roof extension are proposed. As the proposal seeks tenanted living accommodation occupied by up to eight people, who are not related and who share one or more basic amenities as their only or main residence, the main issue for this application is the impact the change of use will have on the character of the area, the community and the living conditions of future occupiers of the property together with the impact of the extensions and dormer roof extension.

- 8.2 **Policy Considerations** - In respect of the conversion of the property to a C4 HMO Policy H5 of the adopted LDP is considered relevant. Further guidance can also be found in the adopted HMO SPG.

- 8.3 Policy H5 of the LDP is considered to be a prescriptive policy whereby as long as the relevant criteria is met there is unlikely to be any objection to such proposals. It advises that:

“Proposals for any conversion to flats or Houses in Multiple Occupation will be permitted where:

i. The property is of a size whereby the layout, room sizes, range of facilities and external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers.

ii. There would be no material harm to the amenity of existing, nearby residents by virtue of general disturbance, noise or overlooking.

iii. The cumulative impact of such conversions will not adversely affect the amenity and/or the character of the area.

iv. Does not have an adverse effect on local parking provision.”

- 8.4 The approved Supplementary Planning Guidance on HMO's further expands on this Policy and aims to provide background information on, and provide a rationale for how the Council will assess applications for planning permission to create new C4 and Sui Generis HMOs. It aims to identify the threshold at which it is deemed that the concentration of HMOs in an area has reached a level considered to adversely impact upon the community. It is recognised that HMOs can provide an important source of housing and it is recognised that demographic change has driven many of the changes that have seen traditional family homes become HMOs. HMOs are a popular accommodation source for

many groups, including students, young professionals, migrant workers and often people on lower incomes.

However, concentrations of HMOs clustered in small geographical areas can detract from the character of the area and actively contribute towards a number of perceived problems, including, but not limited to:

- Increased population density, leading to greater demand for infrastructure, such as waste collections and on-street parking.
- Higher proportion of transient residents, potentially leading to less community cohesion, undermining existing community facilities
- Areas of higher HMO concentrations becoming less popular with local residents, with many properties taken out of the owner-occupier market.
- A proliferation of properties vacant at certain points of the year
- Subsequent impact on crime, local centre viability, as a result of the number of properties temporarily vacant for long periods.

It is considered that this may conflict with policy KP13 of the LDP which aims to improve the quality of life for all.

Having identified some of the issues caused by HMOs the Council considered it was necessary to determine a threshold at which new HMOs may cause harm to a local area. This threshold will resist further HMOs in communities that already have a concentration above this limit, while also controlling the growth of HMOs in communities below this threshold. A two-tier threshold will therefore be applied to determine when an area has reached the point at which further HMOs would cause harm. In Cathays and Plasnewydd the figure of 20% is to be applied and in all other wards, the figure of 10% is to be applied. This means that within Cathays or Plasnewydd, if more than 20% of the dwellings within a 50m radius of the proposed HMO are already established HMOs (i.e. either C4 or sui generis in Planning terms) then this development would be considered unacceptable. In other wards the figure would be 10%. This is justified because Cathays and Plasnewydd are home to a vastly greater number of HMO's than other parts of the city and are designated as Additional Licensing Areas.

When considering the level of concentration, a definition of 50m from the property in question will be used. Within this 50m radius all dwellinghouses that have their main street facing entrance within the radius will be included. It is considered that 50m is deemed an appropriate extent to reflect an area that lies within a sphere of influence of a property, such as being affected in terms of amenity or disruption. It is also an appropriate distance in densely populated inner wards and will ensure that many properties are taken into account.

When calculating the number of HMOs within the 50m radius, it is important to refer to and respect the location of existing HMOs. This will be determined by using data at the Councils disposal such as planning applications, licensed HMO data, Council Tax data or electoral roll information. This will help identify the areas where the concentration is such that the Council will seek to prevent additional HMOs.

Having regard to the “cumulative impact” of such conversions in respect of this application an analysis has been made on the extent of HMO’s (including those defined as such under Sections 254 259 of the Housing Act 2004) against the threshold limits identified above. As the application site is located within the Cathays Ward of Cardiff a 20% threshold limit will be relevant. There are 28 properties within a 50m radius of the application site. Of these 19 are registered as HMO’s which equates to 68%. The threshold for Cathays is 20% therefore the proposal is above the threshold contained within the SPG on HMO’s.

However, the Council has also lost a significant amount of appeals against the conversion of properties into HMO’s with costs being awarded on 9 occasions on the basis that the Council’s decision was unreasonable. The Council must therefore give due consideration to the significant number of appeal decisions in respect of the matter. Failure to do so would be improper and may ultimately result in increasing cases of the award of costs against the Council where appeals are allowed.

In light of recent appeal decisions which form a material planning consideration the Council will only resist applications on cumulative impact where the percentage of HMO’s falls within 10% or 20% if in Cathays and Plasnewydd and 65%. Above 65% it is felt that the character of the area will not be undermined. As this identifies that 68% of properties are registered as HMO’s then there is no objection to the proposal and notwithstanding the guidance set out in the HMO SPG a refusal on Policy grounds cannot be justified.

8.5 **Room Sizes** – The Cardiff HMO Licensing Fire & Safety Standards (updated in 2014) sets standards in terms of amenity, space standards and facilities which must be adhered to in order to obtain a License from the Council. From a planning perspective, paragraph 6.1.1 of the adopted HMO SPG identifies that this would be the minimum that would be expected to be achieved for all applications for both C4 HMO’s and larger sui generis HMO’s. Having had regard to this criteria the submitted plans indicate that these standards would be met.

8.7 **Waste** – Policy W2 of the Cardiff Local Development Plan seeks to ensure that adequate provision is made for waste management facilities within new developments, in order to aid the Council in meeting the challenging waste recycling targets set by European and National targets. Facilities provided should be secure, unobtrusive and easily assessable.

The adopted Waste Collection and Storage Facilities SPG supplements policies adopted in the LDP relating to the provision of waste management facilities in new development. Paragraph 4.12 of the approved SPG on Waste Collection and Storage Facilities advises that for HMO’s the recommended bin allocation for between 6 & 8 residents is as follows :-

- 1 x 240L bin for general waste*
- 1 x 240L bin for garden waste (if required)*
- 1 x 25L bins for food waste*
- Green bags for recycling.*

Details of waste provision have been submitted as part of this application. Waste Management have confirmed that the submitted details are acceptable and condition 4 has been imposed accordingly.

8.8 Transportation – Policy KP8 of the LDP seeks to reduce travel demand and dependence on the car. It identifies that to accommodate the planned growth levels predicted for the city, existing and future residents will need to be far less reliant on the private car and seeks to ensure that more everyday journeys are undertaken by sustainable modes of transport. Policy T5 of the LDP also identifies that all new development for which planning permission is required will contribute to reducing reliance on the private car, in line with national planning policies and the strategic transport objectives of the LDP.

The creation of a HMO in this sustainable location is considered to fundamentally accord with the principles of sustainable design, locating places to live within walking distance of local amenities, public transport links and places of work. It would therefore intrinsically accord with the principles of sustainable transport and the promotion of a 50/50 modal split, as promoted by Policy KP8, as occupiers would not be reliant upon the private car as a mode of transport. The creation of bicycle parking spaces for occupiers of dwellings is considered an essential element in promoting sustainability and achieving the modal split. The Managing Transport Impacts (Incorporating Parking Standards) (2018) SPG identifies that a HMO will require a minimum of 1 cycle parking spaces per bedroom. As the proposal is for an 8 bedroom HMO then 8 cycle parking spaces will be required.

In respect of cycle parking the applicant has submitted details showing the provision of 8 undercover and secure cycle parking spaces within a bespoke cycle store to be erected within the rear garden. This is considered acceptable and accords with advice contained within the SPG and condition 3 has been imposed accordingly.

In respect of car parking the Managing Transport Impacts (Incorporating Parking Standards) (2018) SPG identifies that a 6 bedroom HMO will require between zero and one off street car parking space to be policy compliant. The application does not propose any off street car parking spaces which is in accordance with the aims and objectives of both the LDP and SPG in seeking to reduce dependence on the private motor vehicle. Whilst it is noted that there are objections in respect of insufficient parking facilities proposed there is no requirement for any car parking spaces to be provided.

8.9 Amenity Space – Criterion i) of Policy H5 of the LDP advises that planning permission will be granted where *“The property is of a size whereby the ...external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers.”* This is further reinforced by the HMO SPG which advises that amenity space is important in retaining a quality of life for people living within the dwelling. Paragraph 6.3.2 of the SPG states *“The City of Cardiff Council has typically used the figure of 25m² as the minimum expected external useable amenity space for C3 dwellings, i.e. for those dwellings up to 6 persons. This level should also apply to C4 properties. Each additional person would be expected to have 2.5m². As such, for example, the minimum expected for a 7 bed HMO would be 27.5m² of external amenity space. Each additional person should result in a corresponding increase of 2.5m². Useable amenity space is considered to be at least 1.4m wide, enabling storage and access.”*

In respect of amenity space as the application seeks permission for to change the use of the property to an 8 person HMO then 30 square metres will be required. Having undertaken an assessment of the property a private rear amenity space of approximately 32 square metres will be available for occupiers to use in addition to provision for bin and cycle storage facilities. As the minimum amenity space requirement as specified in the HMO SPG will be 30 square metres the proposal is therefore considered acceptable when considered against the HMO SPG.

- 9. External Alterations** – The installation of a rooflight to the front elevation is considered acceptable. It should also be noted that the installation of rooflights to this property could presently be undertaken utilising existing Permitted Development rights.
- 9.1 Ground Floor Rear Extension** - In respect of the ground floor rear extension this is considered acceptable in regards to its scale and design and will provide a subservient addition to the dwelling which would not prejudice the general character of the area or the existing dwellinghouse. The scale of the proposal and its relationship with neighbouring properties is considered acceptable. It will be finished in materials to match the existing dwelling and it is considered that the proposal would not be overbearing or generally un-neighbourly which would justify concern. There are also other similar extension of this size within the vicinity.
- 9.2 First Floor Rear Extension** – In respect of the first floor rear extension this will project 3.5m from the rear of the property. It will be on the boundary with 78 Maindy Road and approximately 2.4m from the boundary with 74 Maindy Road. In respect to the impact upon 78 Maindy Road it should be noted that the window closest to the extension is not considered to be a habitable room as it serves a bathroom and is obscurely glazed.

Paragraphs 7.28 - 7.40 take into consideration the 25 and 45 degree rules. These relate to the assessment of sunlight and daylight based on the BRE guidance in Site Planning for Daylight and Sunlight - a guide to good practice. The SPG advises that developments which do not meet these standards will be resisted without further justification or other reasonable measures being in place to provide adequate light. The standards apply equally to impacts on both new and existing buildings, and should be assessed accordingly. The standards will not apply to affects resulting from the height of minor gables. Where the standards are not being met, ways to improve the situation to the required standard will be sought.

In respect of the 25 degree rule this relates to windows facing other buildings or relevant structures. A significant building or structure will be obstructing reasonable light to a relevant window if it breaks a line projecting up from the centre of the relevant window 25 degrees from the horizontal. If obstruction occurs, applicants will be required to provide proof that windows will not be adversely affected by this structure by quantifying the daylight using the Skylight Indicator or Waldram assessments set out in the BRE publication. The measure of daylight reaching a window should not fall below 27%. Software applications exist to help with such an assessment. Having undertaken an assessment of the extension as built the 25 degree rules is not breached.

With respect to the 45 degree rule this second assessment relates to any extensions from an existing building line, and windows affected by this extension. Whilst it is noted that the extension will breach exceed the limit horizontally from within the first floor bedroom of 78 Maindy Road it will not exceed the limit when measured vertically. For the rule to be breached by the extension both the horizontal line and the vertical line are required to be breached. As only the horizontal line is breached then the 45 degree rule is not breached.

It is therefore considered that the scale and design of the first floor rear extension would not be overbearing or generally un-neighbourly which and is therefore considered acceptable.

- 9.3 **Dormer Roof Extension and Rooflight** - In respect of the dormer roof extension this will be set up the roof slope and is to be finished in materials to match the existing roof covering in accordance with advice contained within the Residential Extensions and Alterations SPG and raises no concerns. The rooflight to the front elevation is considered acceptable. It should also be noted that a dormer roof extension of this size could also be erected utilising existing Permitted Development rights.

10. **OBJECTIONS**

- 10.1 In respect of the objections the following should be noted:

The 20% threshold for HMO's in Cathays has been exceeded – This is covered in paragraphs 8.2-8.4 of this report;

Over intensive development - This is covered in paragraphs 8.2 - 8.4 and 9 - 9.3 of this report;

That there will be material harm to the amenity of existing residents due to noise, general disturbance, waste issues, crime and anti-social behaviour - This would be a matter for Shared Regulatory Services if a statutory nuisance has occurred, the police or Waste Management;

The cumulative impact of development - This is covered in paragraphs 8.2-8.4 of this report;

Impact on local parking provision – This is covered in paragraph 8.8 of this report;

Work has already commenced – This is not a reason to refuse planning permission. The owner has been advised that until such time as planning permission has been granted all further works that require the benefit of planning permission would be undertaken at their own risk. The lawful use of the property is presently a C3 Residential dwelling and as such the owner enjoys certain rights to refurbish/extend the property without the need for planning permission.

11. **OTHER CONSIDERATIONS**

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

decision.

- 11.2 Equality Act 2010 – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.
- 11.3 Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

12. RECOMMENDATION

- 12.1 The Council is mindful of the current climate with respect to the amount of HMO’s within the City and that there are concerns that a proliferation of such uses can undermine the character of an area to the detriment of local residents.

In respect of this application the Council is satisfied that the proposal complies with Policy H5 of the Cardiff Local Development Plan 2026-2026 and advice contained within the HMO’s Supplementary Planning Guidance as mentioned previously in this report.

Having taken all of the relevant factors into consideration there are no grounds to justify a refusal of this application and it is therefore recommended that planning permission be granted, subject to conditions.

CARDIFF
CAERDYDD

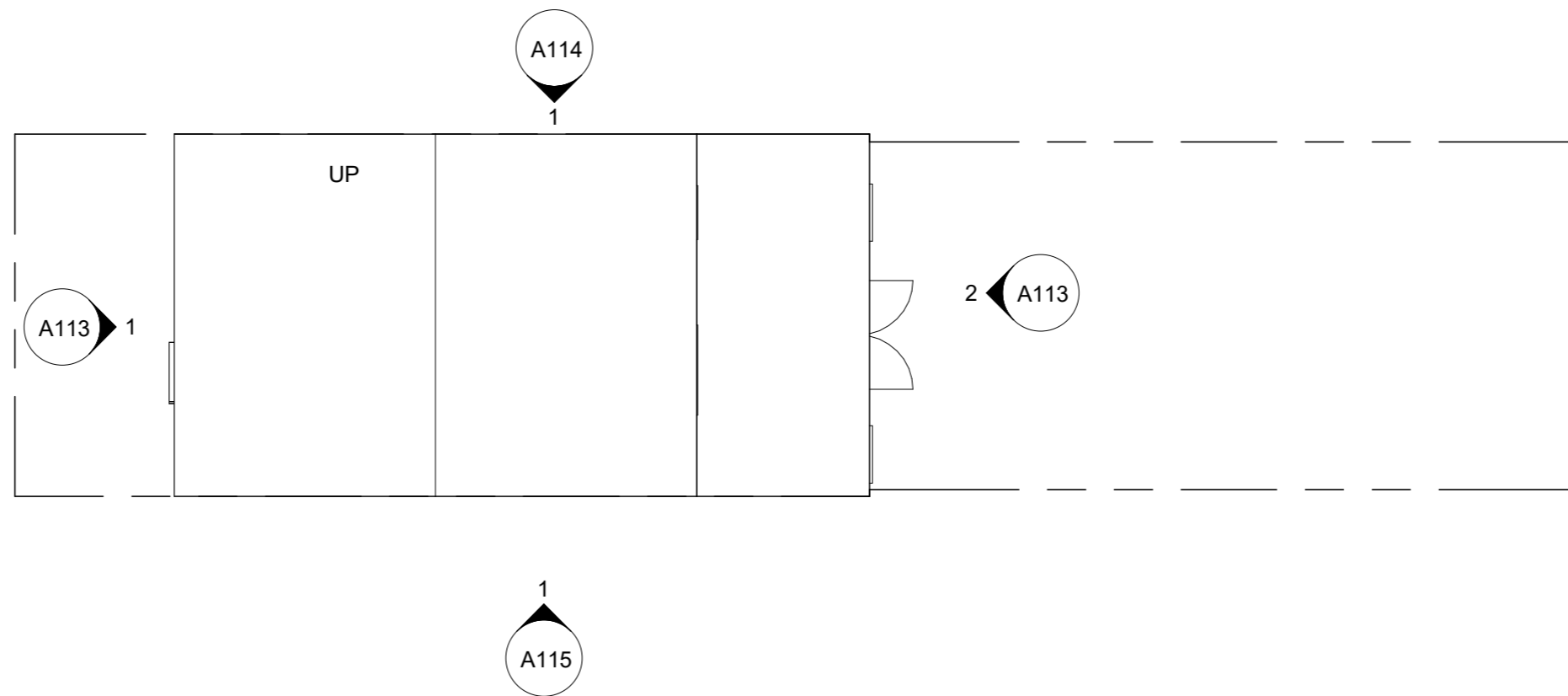


Public
Shop



ST 177 NE
ST 187 NW





1 Site - Existing
1 : 100

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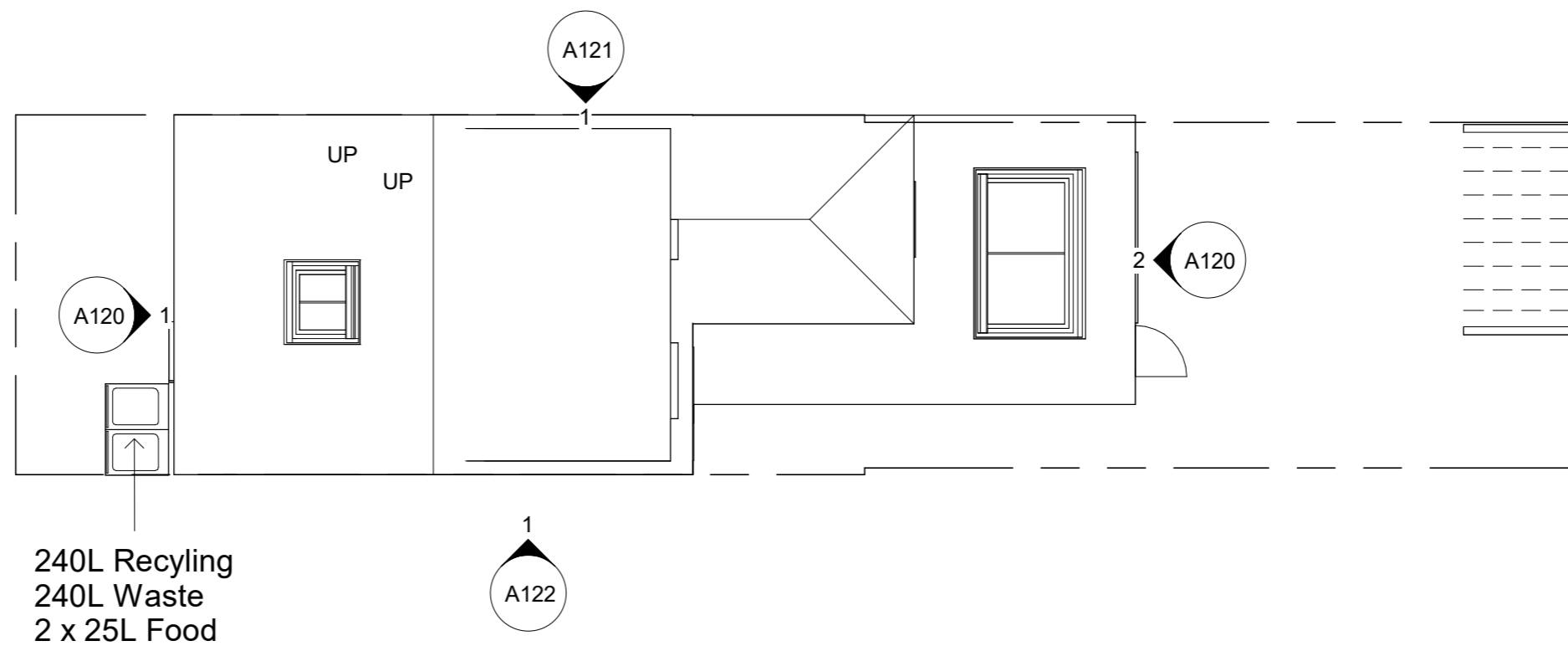
Mark Cooney

Site Plan As Existing

Project number	JP76
Date	15.04.22
Drawn by	John Pinn
Checked by	N/A

A110

Scale 1 : 100



1 Site - Proposed
1 : 100

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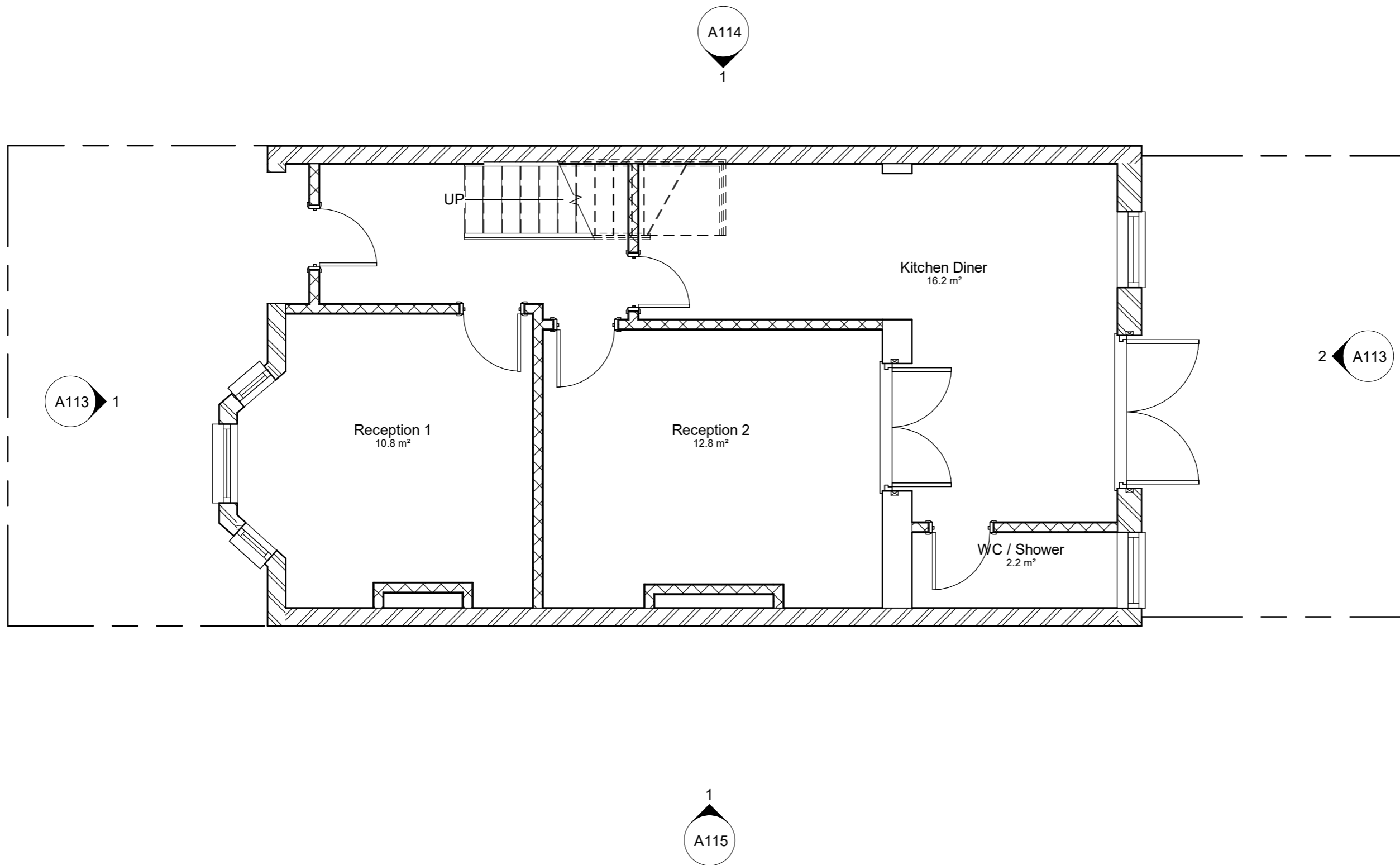
Mark Cooney

Site Plan As Proposed

Project number	JP76
Date	15.04.22
Drawn by	John Pinn
Checked by	N/A

A116

Scale 1 : 100



1 00 - Ground Floor Existing
1 : 50

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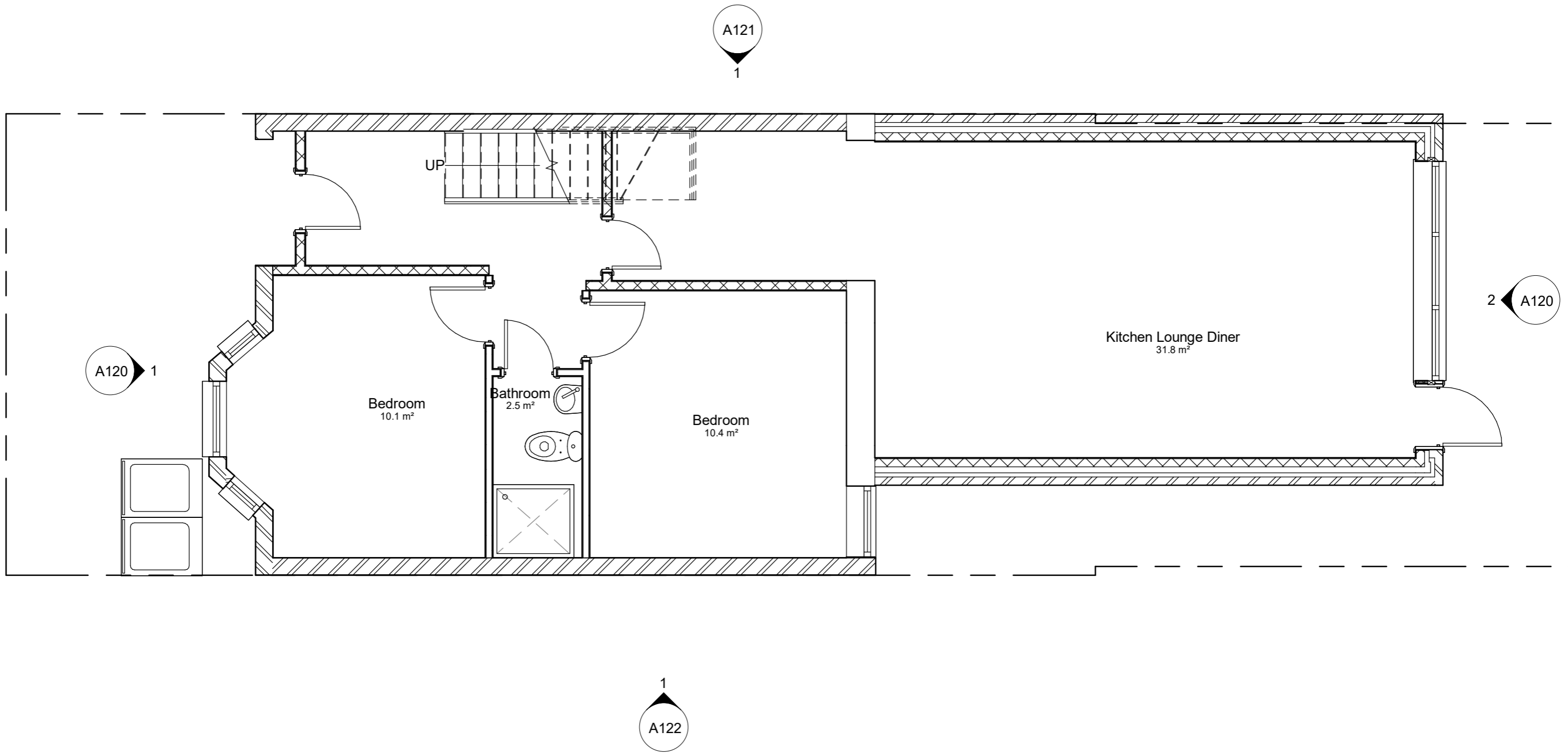


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Mark Cooney

Ground Floor As Existing

Project number	JP76	A111
Date	15.04.22	
Drawn by	John Pinn	
Checked by	N/A	
Scale		1 : 50



1 00 - Ground Floor Proposed
1 : 50

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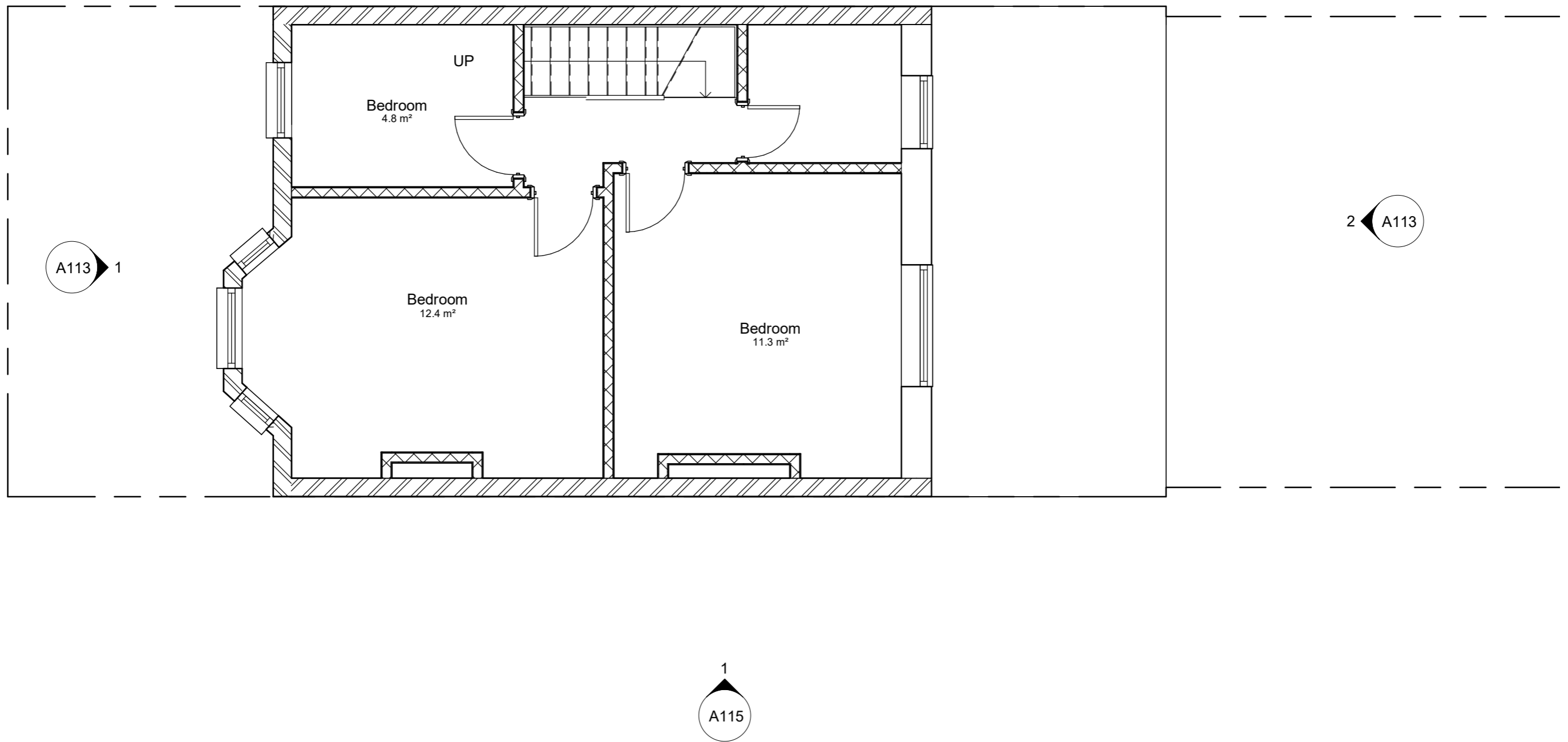
Q
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Ground Floor As Proposed		A117
Project number	JP76	
Date	15.04.22	
Drawn by	John Pinn	
Checked by	N/A	Scale 1 : 50



1 01 - First Floor Existing
1 : 50

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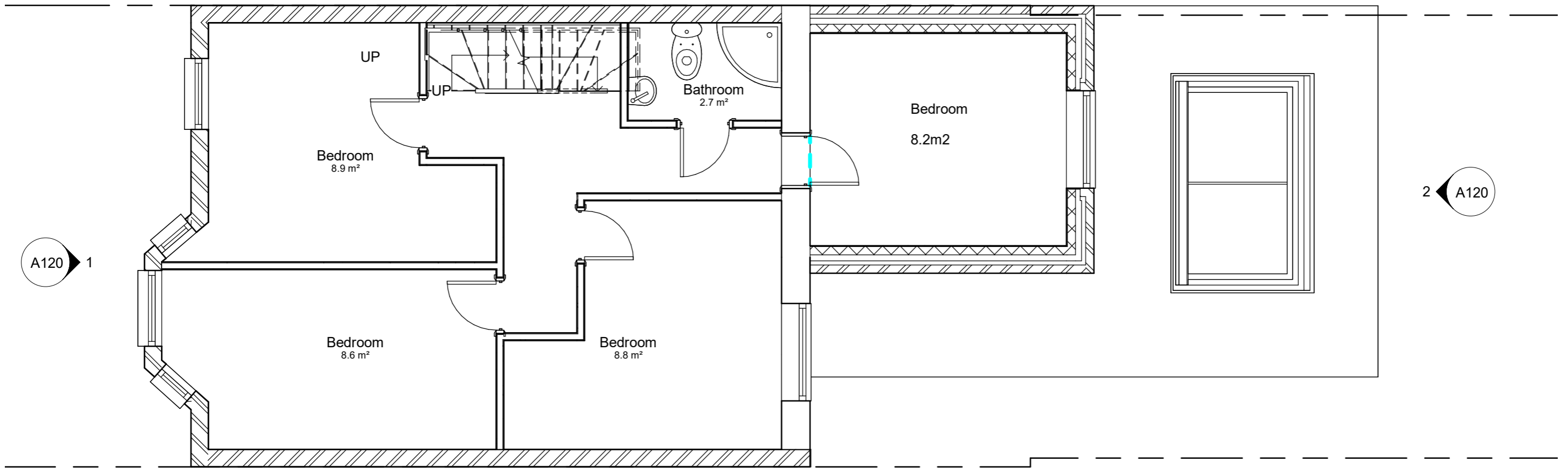
Mark Cooney

First Floor As Existing

Project number	JP76
Date	15.04.22
Drawn by	Author
Checked by	Checker

A112

Scale 1 : 50



1 01 - First Floor Proposed
1 : 50

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Cardiff, CF24 4HQ

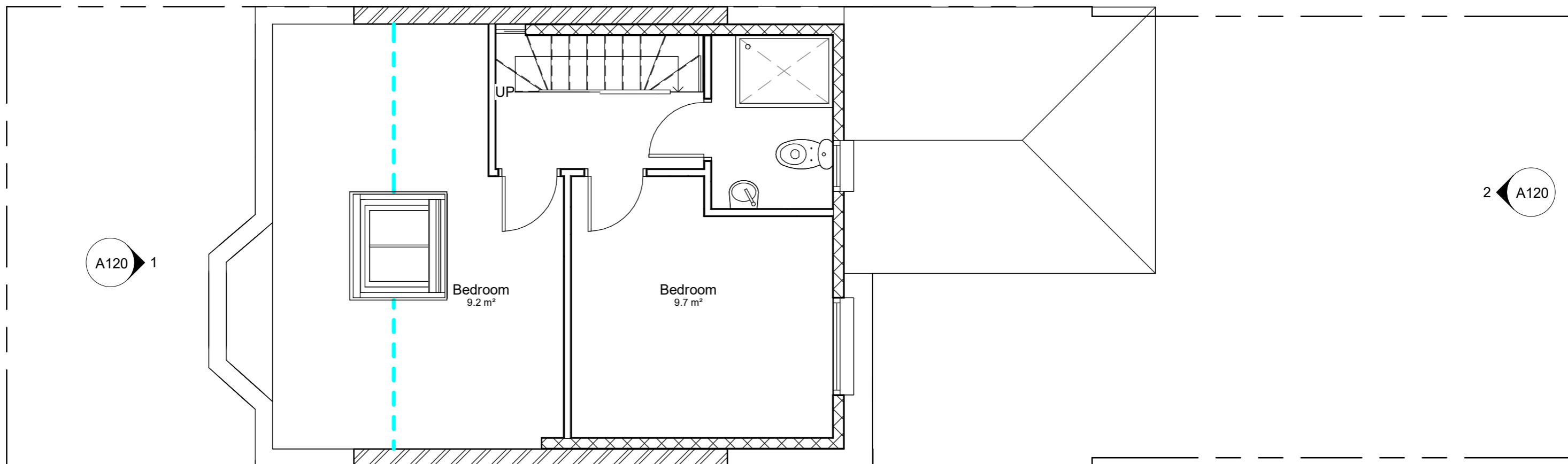
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First Floor As Proposed		A118
Project number	JP76	
Date	15.04.22	
Drawn by	John Pinn	
Checked by	N/A	Scale 1 : 50



1

02 - Second Floor Proposed

1 : 50

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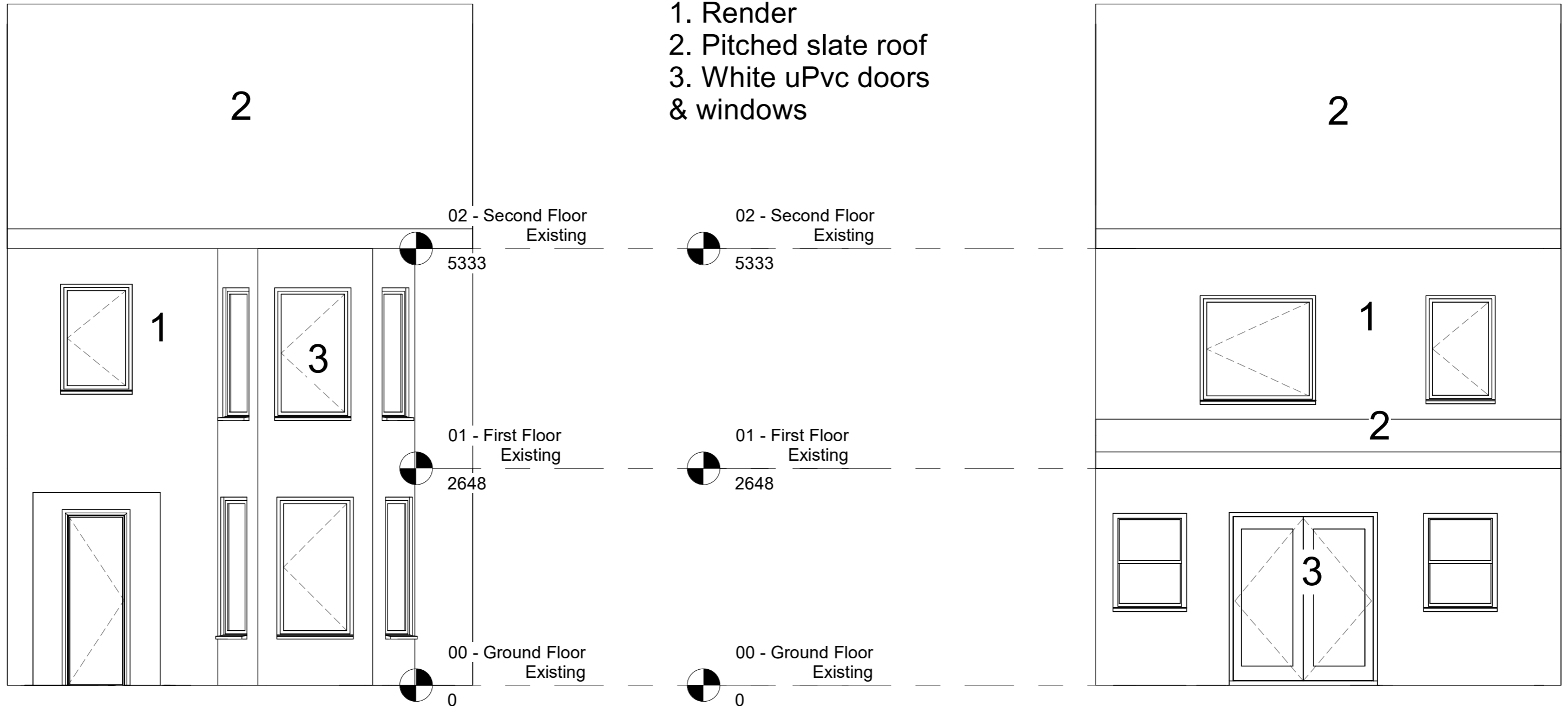
Second Floor As Proposed

Project number	JP76
Date	15.04.22
Drawn by	Author
Checked by	Checker

A119

Scale 1 : 50

- Legend**
- 1. Render
 - 2. Pitched slate roof
 - 3. White uPvc doors & windows



1 Front Elevation Existing
1 : 50

2 Rear Elevation Existing
1 : 50

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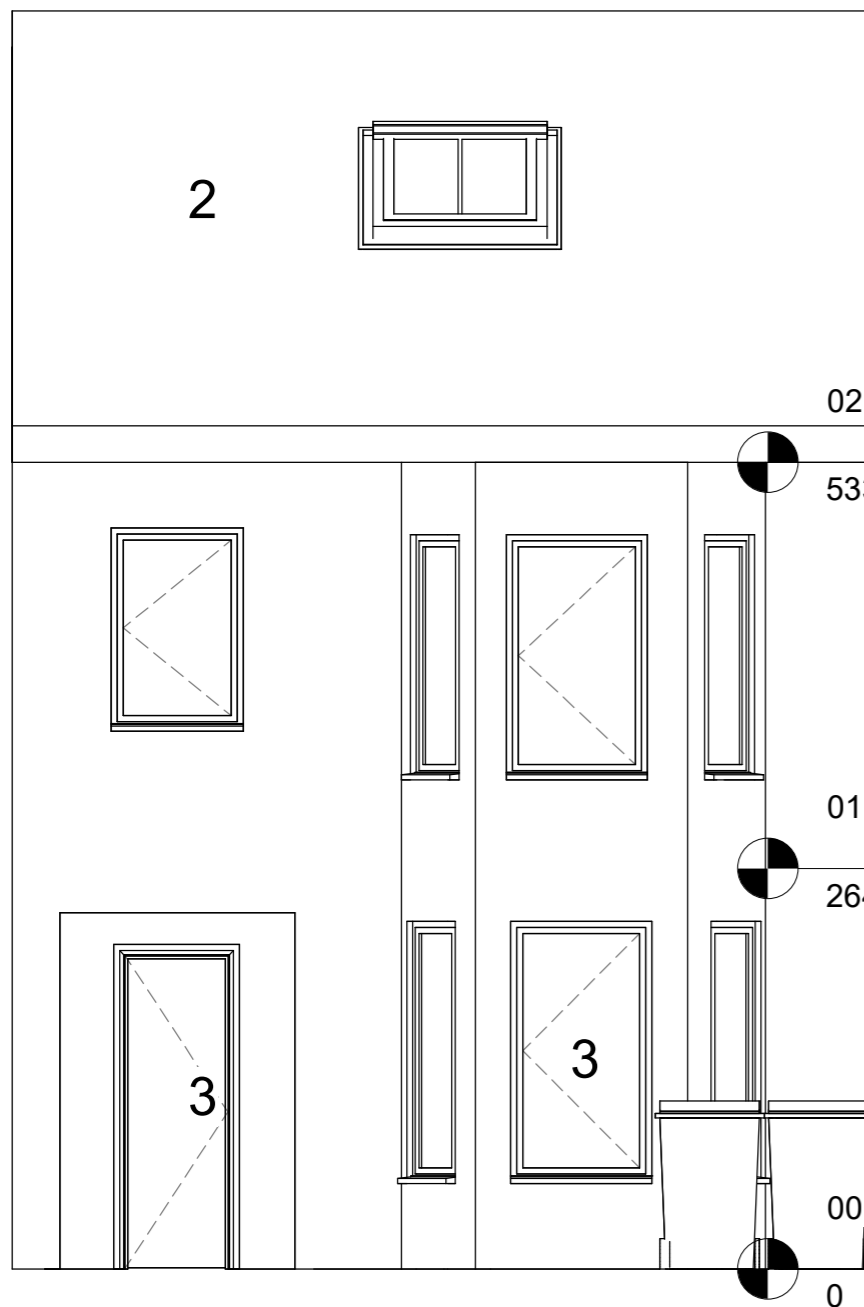
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Mark Cooney

Elevations As Existing

Project number	JP76	A113
Date	15.04.22	
Drawn by	John Pinn	
Checked by	N/A	
Scale		1 : 50

- Legend**
- 1. Render
 - 2. Pitched slate roof
 - 3. White uPvc doors & windows
 - 4. New sand & cement render to match existing
 - 5. Skylight
 - 6. Hanging slate
 - 7. Single ply flat roof with fascia



02 - Second Floor Existing

5333

01 - First Floor Existing

2648

00 - Ground Floor Existing

0

02 - Second Floor Existing

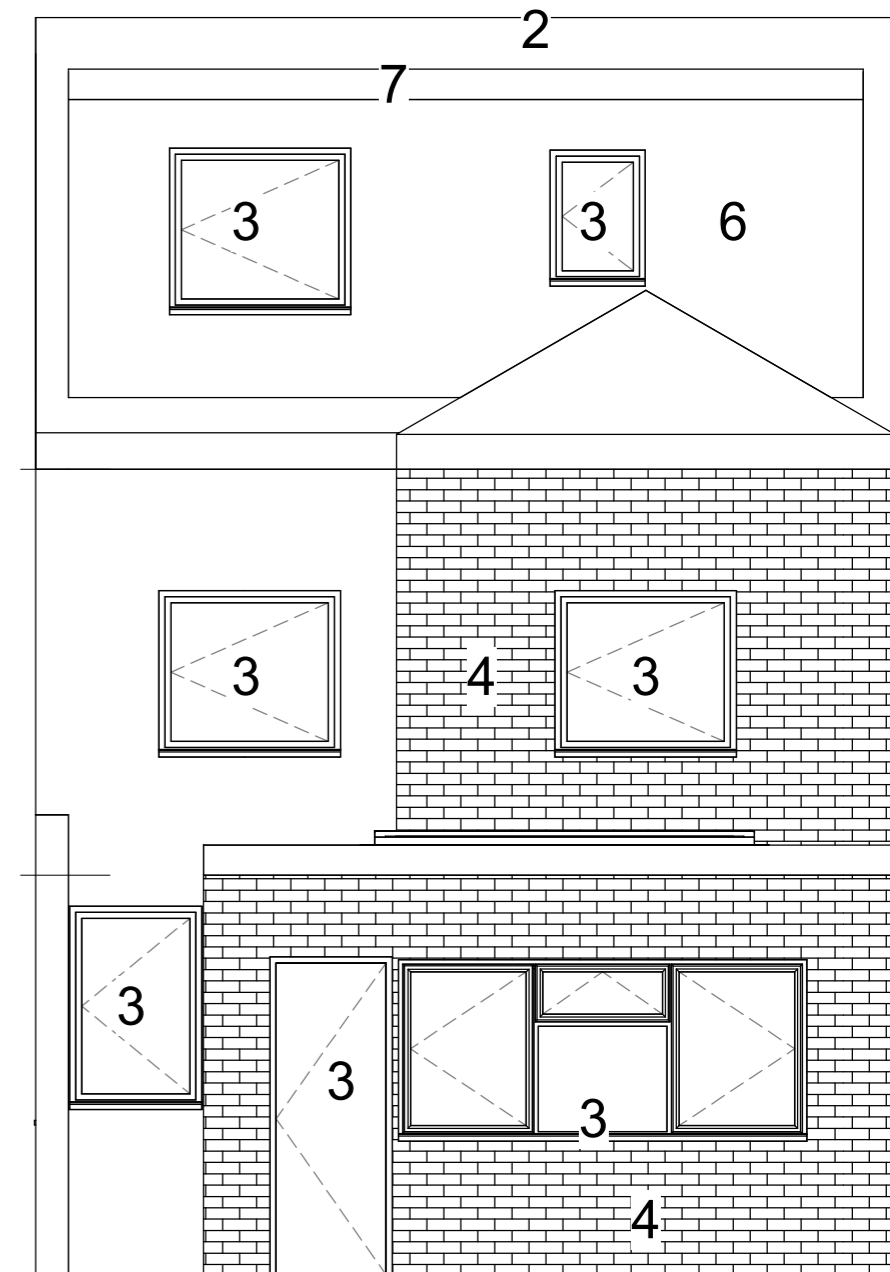
5333

01 - First Floor Existing

2648

00 - Ground Floor Existing

0



1 Front Elevation Proposed

1 : 50

2 Rear Elevation Proposed

1 : 50

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Elevations As Proposed

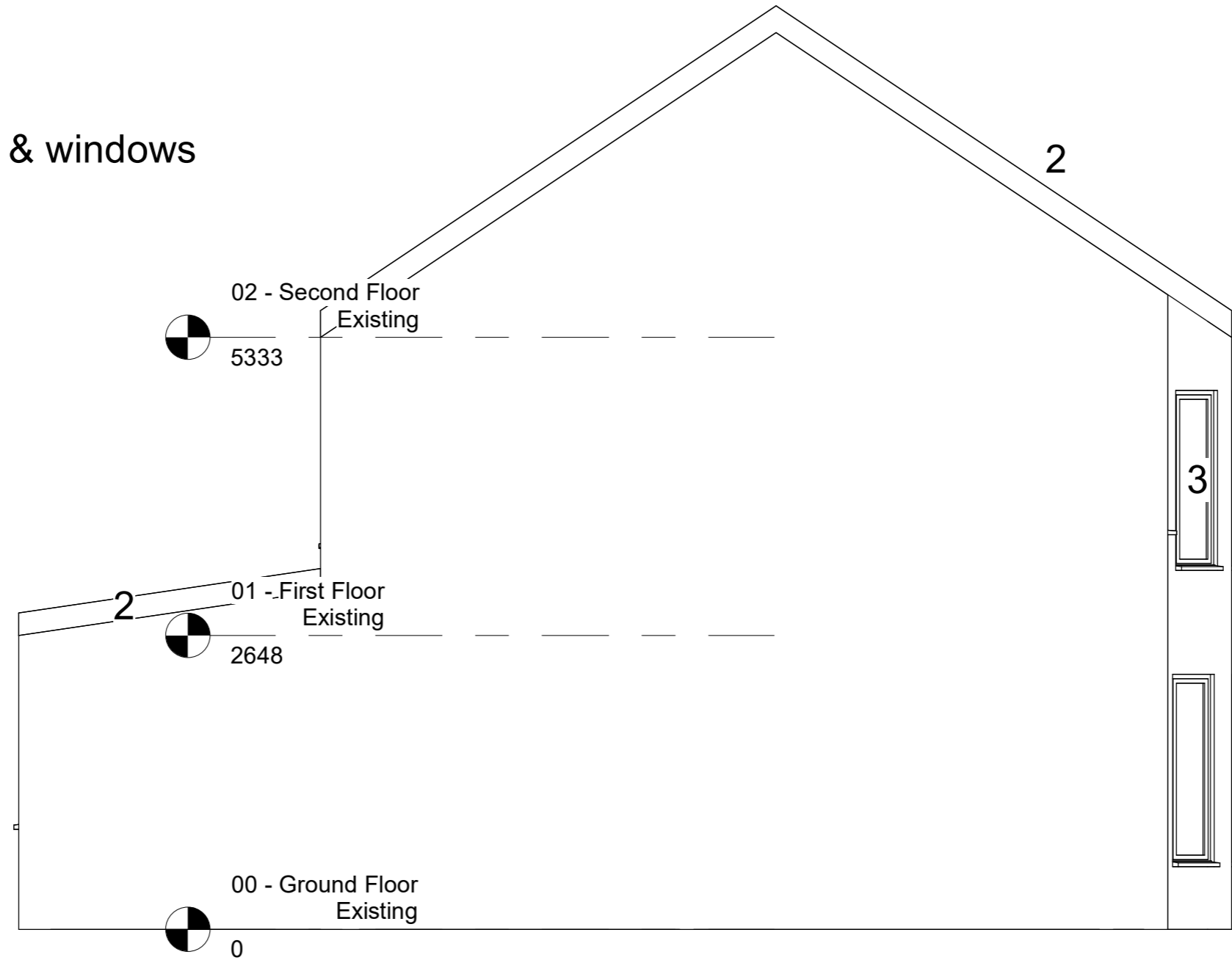
Project number	JP76
Date	15.04.22
Drawn by	John Pinn
Checked by	N/A

A120

Scale 1 : 50

Legend

- 1. Render
- 2. Pitched slate roof
- 3. White uPvc doors & windows



1 Left Elevation Existing
1 : 50

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Elevation As Existing

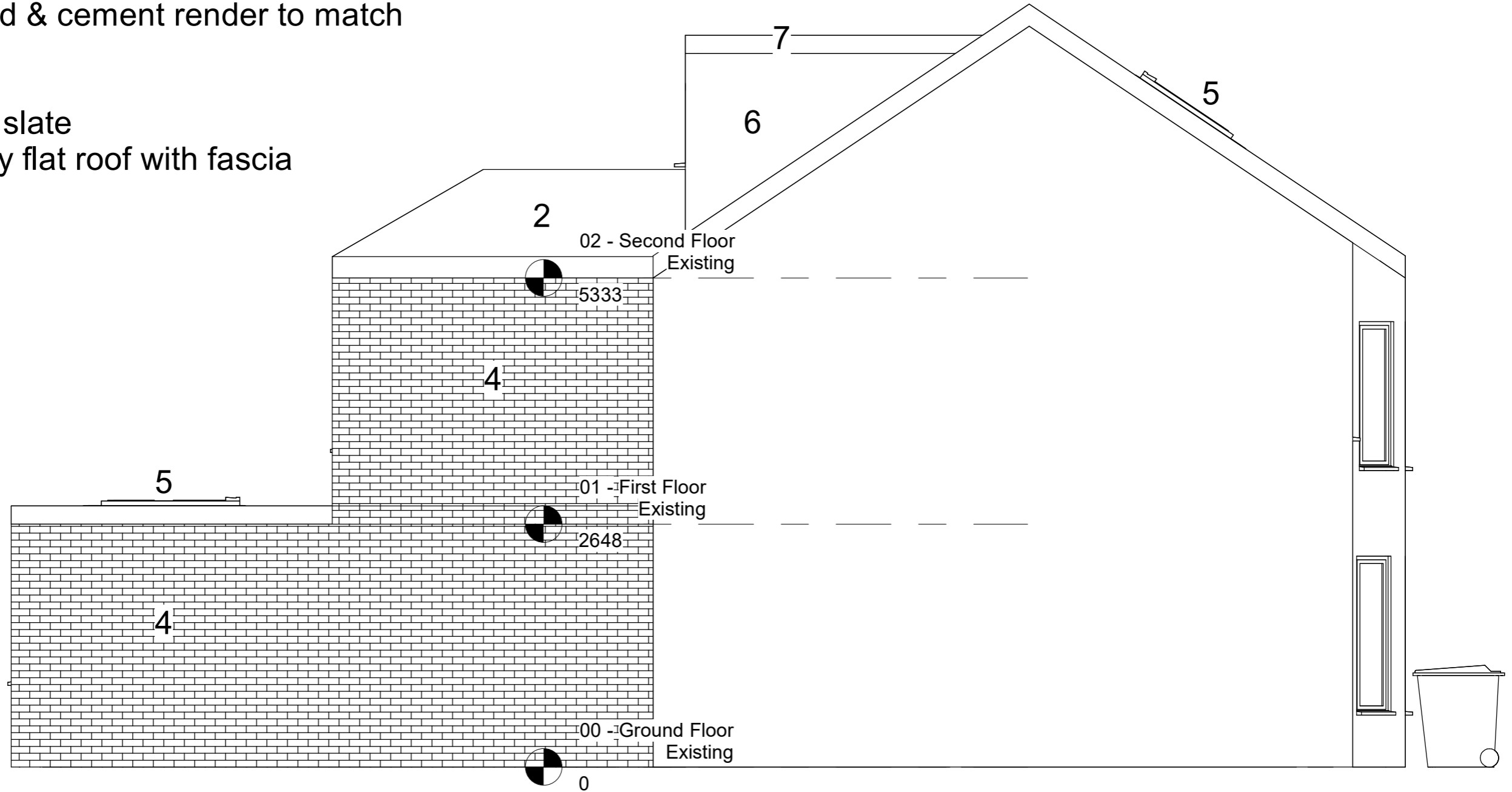
Project number	JP76
Date	15.04.22
Drawn by	Author
Checked by	Checker

A114

Scale 1 : 50

Legend

- 1. Render
- 2. Pitched slate roof
- 3. White uPvc doors & windows
- 4. New sand & cement render to match existing
- 5. Skylight
- 6. Hanging slate
- 7. Single ply flat roof with fascia



1 Left Elevation Proposed
1 : 50

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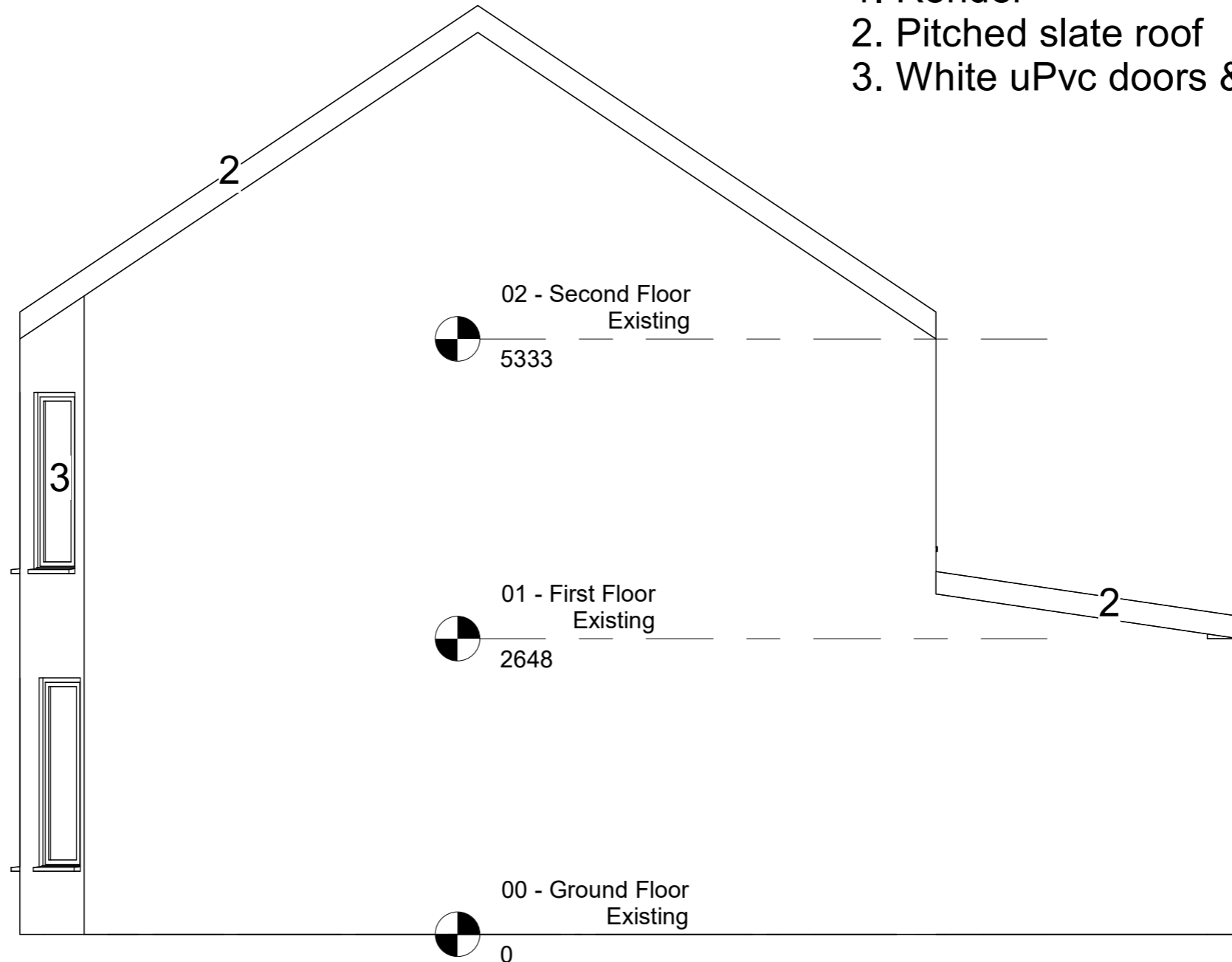
Elevation As Proposed

Project number	JP76
Date	15.04.22
Drawn by	John Pinn
Checked by	N/A

A121

Scale 1 : 50

- Legend
- 1. Render
 - 2. Pitched slate roof
 - 3. White uPvc doors & windows



1 Right Elevation Existing
1 : 50

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Mark Cooney

Elevation As Existing

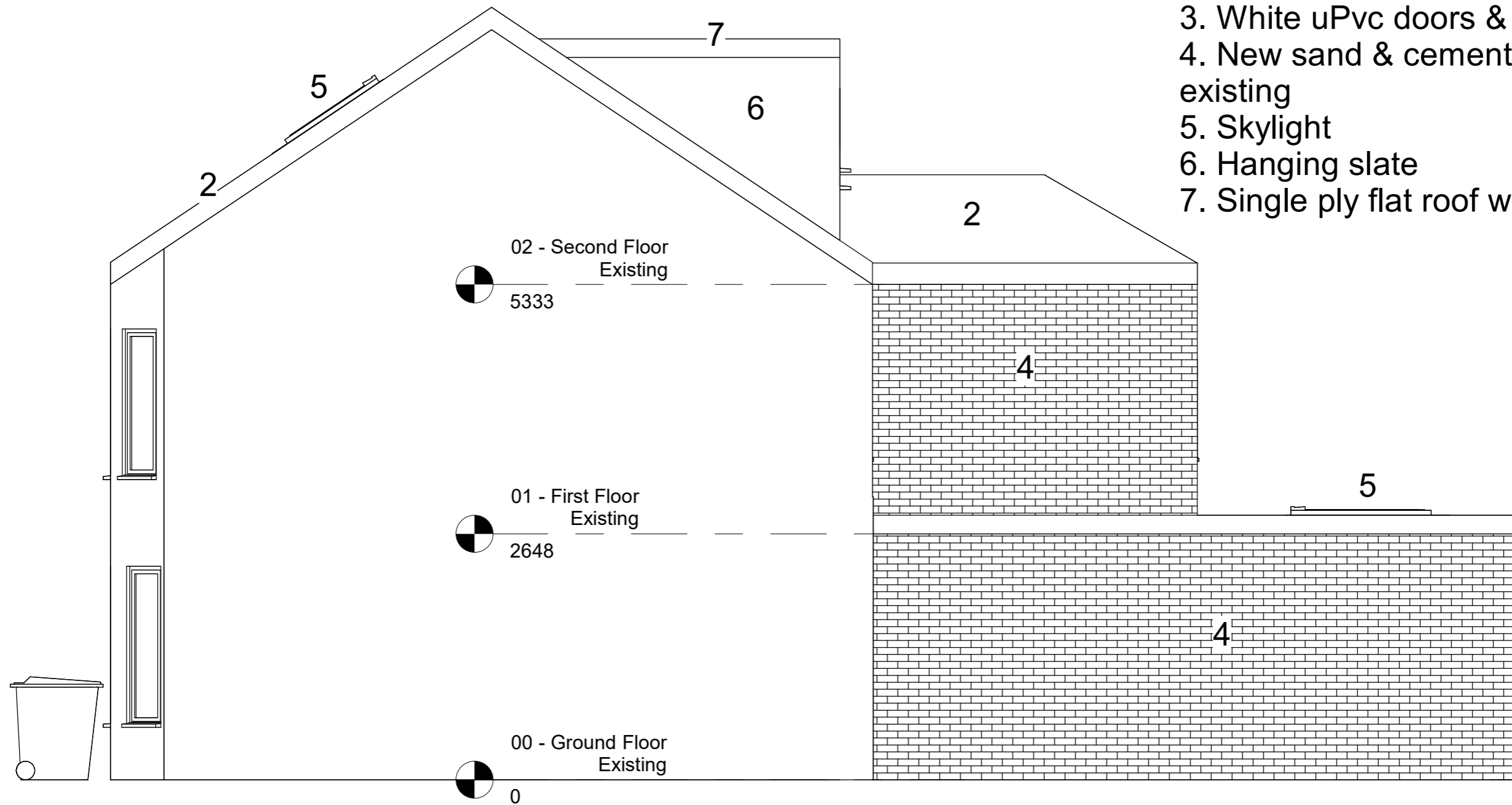
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Date	15.04.22
Drawn by	John Pinn
Checked by	Checker

A115

Scale 1 : 50

Legend

- 1. Render
- 2. Pitched slate roof
- 3. White uPvc doors & windows
- 4. New sand & cement render to match existing
- 5. Skylight
- 6. Hanging slate
- 7. Single ply flat roof with fascia



1 Right Elevation Proposed
1 : 50

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Mark Cooney

Elevation As Proposed

Project number	JP76
Date	15.04.22
Drawn by	John Pinn
Checked by	N/A

A122

Scale 1 : 50

Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 06/06/2022 and 10/06/2022

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
BUTETOWN								
21/02473/MJR	21/10/2021	St Line House Ltd	FUL	ST LINE HOUSE, 60 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5FL	CHANGE OF USE OF PROPERTY TO 1 NO. OFFICE ON GROUND FLOOR + 17 NO. APARTMENTS WITH ASSOCIATED REFUSE AND CYCLE STORAGE.	06/06/2022	Permission be granted	Minor - Dwellings (C3)
LBC/21/00032/MJR	21/10/2021	St Line House Ltd	LBC	ST LINE HOUSE, 60 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5FL	CHANGE OF USE TO 1. NO OFFICE ON GROUND FLOOR + 17 NO. APARTMENTS WITH ASSOCIATED CYCLE AND BIN STORAGE.	06/06/2022	Permission be granted	Listed Buildings
22/00825/MJR	19/04/2022	Urban Centric (Cardiff) Ltd	DOC	CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5TG	DISCHARGE OF CONDITION 22 (DETAILS OF LANDSCAPING SCHEME) OF 19/01930/MJR	10/06/2022	Full Discharge of Condition	Discharge of Conditions
22/01071/MJR	19/05/2022	Urban Centric (Cardiff) Ltd	DOC	CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5TG	DISCHARGE OF CONDITION 24 (FINISHED FLOOR LEVELS) OF 19/01930/MJR	10/06/2022	Full Discharge of Condition	Discharge of Conditions
CAERAU								
22/00938/DCH	03/05/2022	Harris/Bawler	HSE	11 COLIN WAY, CAERAU, CARDIFF, CF5 5AJ	GROUND AND FIRST FLOOR REAR EXTENSION	09/06/2022	Permission be granted	Householder
CANTON								

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00930/MNR	03/05/2022	Phillips	CLD	46 VICTORIA PARK ROAD WEST, CANTON, CARDIFF, CF5 1FA	NEW RAISED ROOF WITH PARAPET OVER SINGLE STOREY REAR PART OF HOUSE, FLAT ROOF DORMER EXTENSION TO REAR AND NEW ROOF WINDOWS TO THE FRONT ELEVATION	10/06/2022	Permission be granted	Other Consent Types

22/00897/MNR	29/04/2022	Jones	FUL	15B CLIVE ROAD, CANTON, CARDIFF, CF5 1HF	CONVERSION OF GARAGE INTO HABITABLE ROOM, EXTENDING THE EXISTING GROUND FLOOR FLAT	06/06/2022	Permission be granted	Householder
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CATHAYS

22/00575/MNR	31/03/2022	MUNIR	CLU	90 COLUM ROAD, CATHAYS PARK	ESTABLISH USE OF ADDITIONAL FLAT, FORMING FIVE FLATS IN TOTAL	06/06/2022	Permission be granted	Other Consent Types
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21/02581/MJR	02/11/2021	higgihhaus limited	FUL	57-59 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FE	CONVERSION OF THE GROUND AND LOWER GROUND FLOORS INTO A CO-WORKING SPACE (USE CLASS B1), AND THE TRANSFORMATION OF THE OFFICE ACCOMMODATION AND ROOF SPACE ON THE UPPER FLOORS INTO A SMALL 'APARTHOTEL' COMPRISED OF 16 LOFT APARTMENTS (USE CLASS C1), TOGETHER WITH INSTALLATION OF A NEW SHOPFRONT AND MANSARD ROOF	06/06/2022	Permission be granted	Minor - Other Principal Uses
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22/00443/MNR	01/03/2022	AHMED	FUL	REAR OF 101 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NF	RAISE EXISTING GARAGE ROOF	06/06/2022	Planning Permission be refused	Minor - Other Principal Uses
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02780/MJR	01/12/2021	DPP	DOC	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	DISCHARGE OF CONDITIONS 29 (STUDENT TRAVEL PLAN), 31 (DELIVERING AND SERVICING) AND 32 (WASTE STORAGE) OF 18/02527/MJR	07/06/2022	Full Discharge of Condition	Discharge of Conditions
22/00880/MNR	22/04/2022	Iris Prize Outreach Ltd	FUL	UNITS 45-46, CAPITOL ARCADE, CITY CENTRE, CARDIFF, CF10 2HQ	CHANGE OF USE TO OFFICE (CLASS B1) FROM RETAIL (A1)	07/06/2022	Permission be granted	Minor - Offices (B1(a))
22/00878/MNR	26/04/2022	Optical Express	FUL	1 KINGSWAY, CITY CENTRE	CHANGE OF USE OF FIRST FLOOR TO AN EYE CARE MEDICAL CLINIC AND PROVIDE LASER PROCEDURES/EYE SURGERY SERVICES	07/06/2022	Permission be granted	Minor - Other Principal Uses
22/00713/DCH	11/04/2022	Trevis	HSE	13 HIRWAIN STREET, CATHAYS, CARDIFF, CF24 4JG	SINGLE STOREY REAR EXTENSION	10/06/2022	Permission be granted	Householder
22/00910/MJR	27/04/2022	GT Guildford Crescent Limited, Rappsons Trust Limited, Edmee Properties Limited,	DOC	SITE OF 1-6 GUILDFORD CRESCENT, CITY CENTRE, CARDIFF	DISCHARGE OF CONDITIONS 17 (CONTAMINATED LAND MEASURES - ASSESSMENT) AND 18 (CONTAMINATED LAND MEASURES - REMEDIATION & VERIFICATION PLAN) OF 21/01682/MJR	10/06/2022	Full Discharge of Condition	Discharge of Conditions

CYNCOED

22/00900/DCH	28/04/2022	Lloyd	HSE	48 DUFFRYN AVENUE, LAKESIDE, CARDIFF, CF23 6JL	SINGLE STOREY REAR EXTENSION	10/06/2022	Permission be granted	Householder
22/00937/DCH	05/05/2022	Leggett	CLD	24 CEFN COED AVENUE, LAKESIDE, CARDIFF, CF23 6HG	PROPOSED REAR AND SIDE SINGLE STOREY EXTENSION	06/06/2022	Permission be granted	Other Consent Types

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22/00747/DCH	12/04/2022	RICHARDS	HSE	24 LAKE ROAD NORTH, ROATH PARK, CARDIFF, CF23 5QN	REAR SINGLE STOREY EXTENSION CONNECTING WITH EXISTING GARAGE	07/06/2022	Permission be granted	Householder
FAIRWATER								
22/00779/DCH	13/04/2022	Wilding	HSE	71 KEYSTON ROAD, FAIRWATER, CARDIFF, CF5 3NE	TWO STOREY REAR EXTENSION AND SINGLE STOREY EXTENSIONS TO THE FRONT AND REAR ELEVATIONS	07/06/2022	Permission be granted	Householder
21/02905/MJR	10/12/2021	Redrow Homes (South Wales)	DOC	PART 2 OF PHASE 2A, LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	DISCHARGE OF CONDITIONS 4 (MATERIALS) AND 5 (BLOCK PAVING MATERIAL) OF RESERVED MATTERS APPROVAL 19/03248/MJR	08/06/2022	Full Discharge of Condition	Discharge of Conditions
GABALFA								
22/00297/DCH	11/02/2022	Love	HSE	32 AFRICA GARDENS, GABALFA, CARDIFF, CF14 3BU	SINGLE STOREY SIDE RETURN AND REAR EXTENSION	06/06/2022	Permission be granted	Householder
22/00972/DCH	06/05/2022	McAllister	CLD	17 PEN-Y-BRYN ROAD, GABALFA, CARDIFF, CF14 3LG	LOFT CONVERSION WITH REAR DORMER EXTENSION	10/06/2022	Permission be granted	Other Consent Types
GRANGETOWN								
22/00923/MNR	03/05/2022	Chant	FUL	183-185 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6QD	NEW KITCHEN EXTRACT IN REAR COURTYARD	06/06/2022	Permission be granted	Other Consent Types
22/00507/DCH	10/03/2022	Miah	HSE	1 LUDLOW STREET, GRANGETOWN, CARDIFF, CF11 7BX	SINGLE STOREY REAR EXTENSION	07/06/2022	Permission be granted	Householder
HEATH								

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22/00931/DCH	03/05/2022	Jones	CLD	63A ST INA ROAD, HEATH, CARDIFF, CF14 4LT	HIP TO GABLE ROOF EXTENSION AND ASSOCIATED ALTERATIONS	06/06/2022	Permission be granted	Other Consent Types

LISVANE

22/00876/MJR	28/04/2022	PHG CAPITAL	DOC	LOZELLES, CHURCH ROAD, LISVANE, CARDIFF, CF14 0SJ	DISCHARGE OF CONDITION 14 (LIGHTING STRATEGY) OF 16/02752/MJR	07/06/2022	Full Discharge of Condition	Discharge of Conditions
22/01065/DCH	18/05/2022	Hookings	NMH	BRYN HYFRYD, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	ADDITION OF ROOF LIGHTS IN THE EXISTING LOFT SPACE TO INCREASE LIGHT AND VENTILATION IN THE SPACE. ADDITION OF AN EXTERNAL BALCONY SPACE ON THE FIRST FLOOR TO PROVIDE FOR PRIVATE AMENITY SPACE - PREVIOUSLY APPROVED UNDER 22/00282/DCH	07/06/2022	Permission be granted	Non Material Householder

LLANDAFF

PRAP/22/00014/MNR	13/04/2022	Amey	PRAP	RAILWAY OVERBRIDGE, LLANTRISANT ROAD, LLANDAFF, CARDIFF	ALTERATION OF OVERBRIDGE	07/06/2022	Prior Approval be refused	Other Consent Types
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LLANISHEN

22/00932/MNR	03/05/2022	Coffi Lab	FUL	32-34 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LT	CHANGE OF USE OF GROUND FLOOR FROM CLASS A2 USE TO CLASS A3 USE (CAFE) WITH ALTERATIONS TO EXISTING SHOPFRONT, EXTERNAL SEATING AND EXTERNAL WORKS	06/06/2022	Permission be granted	Minor - Retail (A1-A3)
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
A/22/00029/MNR	03/05/2022	Coffi Lab	ADV	32-34 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LT	NEW SIGNAGE	06/06/2022	Permission be granted	Advertisements
22/00887/DCH	29/04/2022	Kingdom	CLD	23 NORTH RISE, LLANISHEN, CARDIFF, CF14 0RN	ALTER DORMER ROOF EXTENSIONS FROM FLAT ROOF TO SLOPING PITCH ROOFS	06/06/2022	Planning Permission be refused	Other Consent Types
22/00829/DCH	29/04/2022	Pratt	HSE	33 BROOKVALE DRIVE, THORNHILL, CARDIFF, CF14 9EG	REAR SINGLE STOREY EXTENSION AND FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE	10/06/2022	Permission be granted	Householder
LLANRUMNEY								
22/00865/MJR	26/04/2022	MALIK	FUL	16-20 COUNTISBURY AVENUE, LLANRUMNEY, CARDIFF, CF3 5SJ	CONVERSION OF UPPER FLOORS TO 12NO. FLATS WITH REAR AND SECOND FLOOR EXTENSIONS	10/06/2022	Planning Permission be refused	Minor - Dwellings (C3)
PENYLAN								
22/00839/DCH	22/04/2022	Pope	CLD	15 HARRISMITH ROAD, PENYLAN, CARDIFF, CF23 5DG	SINGLE STOREY FLAT ROOF REAR EXTENSION	06/06/2022	Permission be granted	Other Consent Types
22/00653/MNR	30/03/2022	Hecsgon Ltd	FUL	25 QUEENWOOD, PENYLAN, CARDIFF, CF23 9LE	CHANGE OF USE OF C3 DWELLING HOUSE INTO 6 BED HOUSE IN MULTIPLE OCCUPATION (C4 USE)	06/06/2022	Permission be granted	Minor - Dwellings (C3)
PONTRENNAU/OLD ST MELLONS								
22/00503/DCH	16/03/2022	Mr Rhodri Davies & Miss Sarah Eynon	HSE	71 THE MALTINGS, PONTRENNAU, CARDIFF, CF23 8EQ	SINGLE STOREY REAR EXTENSION AND REMOVAL OF EXISTING CONSERVATORY. NEW SINGLE STOREY HOME OFFICE WITHIN GARDEN	06/06/2022	Permission be granted	Householder

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22/00529/MJR	09/03/2022	Newport City Council	RFO	RHYMNEY VALLEY NURSERIES, BEGAN ROAD, CARDIFF, CF3 6XL	STAND ALONE 185KW GROUND MOUNTED SOLAR PV ARRAY	10/06/2022	Raise No Objection	Other Consent Types

22/00724/MNR	08/04/2022	Winners Chapel	FUL	GLAMORGAN HOUSE, CARDIFF GATE BUSINESS PARK, GREENWOOD CLOSE, PONTPRENNAU	CHANGE OF USE FROM CLASS B1 (OFFICES) TO CLASS D1 (NON-RESIDENTIAL INSTITUTIONS) TO FACILITATE A RELIGIOUS FACILITY	10/06/2022	Permission be granted	Minor - Other Principal Uses
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RADYR

21/02192/MJR	08/09/2021	Amey Infrastructure Wales	DOC	LAND EITHER SIDE OF RADYR TO PONTYPRIDD RAILWAY LINE AT GELYNIS FARM, TY-NANT ROAD, MORGANSTOWN, CARDIFF, CF15 8LB	DISCHARGE OF CONDITIONS 3 (BUILDING RECORDING) AND 5 (RE-USE OF STONE) OF 21/00236/MJR	10/06/2022	Full Discharge of Condition	Discharge of Conditions
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RHIWBINA

22/00980/DCH	16/05/2022	Rawnsley	CLD	9 HEOL IFOR BACH, RHIWBINA, CARDIFF, CF14 6AY	SINGLE STOREY SIDE AND REAR EXTENSION	10/06/2022	Withdrawn by Applicant	Other Consent Types
22/00799/DCH	14/04/2022	Williams	HSE	18 HEOL BRIWNANT, RHIWBINA, CARDIFF, CF14 6QF	LOFT CONVERSION INCLUDING HIP TO GABLE AND DORMER TO REAR	06/06/2022	Permission be granted	Householder

RIVERSIDE

22/00857/DCH	20/04/2022	Grace & Martin-Robinson	HSE	161 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PL	SINGLE STOREY SIDE RETURN EXTENSION, SINGLE STOREY REAR EXTENSION TO REPLACE CONSERVATORY WITH ROOFLIGHTS TO REAR AND ROOFLIGHTS TO GARAGE	06/06/2022	Permission be granted	Householder
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02615/MNR	17/11/2021	TFSLET	VAR	15 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HQ	VARIATION OF CONDITIONS 7 AND 8 OF 20/02693/MNR TO AMEND TIME TRIGGER ON CONDITIONS	06/06/2022	Permission be granted	Renewals and Variation of Conditions
22/00695/MJR	06/05/2022	LCB Construction and Taff Housing Association	NMA	251-253 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9TQ	AMENDMENT TO CONDITIONS 12 AND 13 TO INCORPORATE THE ADDITION OF THE WORDING 'OTHER THAN DEMOLITION' AFTER THE WORDS 'PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT' - PREVIOUSLY APPROVED UNDER 20/02621/MJR	08/06/2022	Permission be granted	Non Material Amendment
RUMNEY								
22/00255/DCH	16/02/2022	Monteverde	HSE	22 MEADVALE ROAD, RUMNEY, CARDIFF, CF3 1UF	PROPOSED GARAGE AND GARDEN STORAGE EXTENSION WITH DORMER ROOF EXTENSION	07/06/2022	Permission be granted	Householder
22/00913/DCH	28/04/2022	Owen Evans	HSE	77 TY-MAWR ROAD, RUMNEY, CARDIFF, CF3 3BS	REAR SINGLE STOREY EXTENSION	10/06/2022	Permission be granted	Householder
TROWBRIDGE								
22/00826/MNR	29/04/2022	The Skin Girl	FUL	SUITES 4 AND 5, ANDA HOUSE, LINKS COURT, FORTRAN ROAD, ST MELLONS, CARDIFF, CF3 0LT	CHANGE OF USE FROM OFFICE (USE CLASS B1) TO NON-RESIDENTIAL INSTITUTION CLINIC AND HEALTH CENTRES (USE CLASS D1)	10/06/2022	Permission be granted	Minor - Other Principal Uses
22/00645/MJR	12/04/2022	HALE CONSTRUCTION LTD	DOC	LAND ADJACENT TO BEACON CENTRE, HARRISON DRIVE, ST MELLONS	DISCHARGE OF CONDITION 10 (MATERIALS) OF 20/01412/MJR	07/06/2022	Full Discharge of Condition	Discharge of Conditions

WHITCHURCH/TONGWYNLAIS

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00752/DCH	12/04/2022	James	HSE	11 CORYTON RISE, WHITCHURCH, CARDIFF, CF14 7EJ	DEMOLITION OF EXISTING REAR GARAGE IN ORDER TO PROVIDE A NEW SINGLE STOREY REAR AND PARTIAL SIDE EXTENSION	07/06/2022	Permission be granted	Householder
22/00785/DCH	29/04/2022	Rivers	HSE	8 GRANT'S CLOSE, TONGWYNLAIS, CARDIFF, CF15 7NG	SINGLE STOREY SIDE EXTENSION	10/06/2022	Permission be granted	Householder

Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 13/06/2022 and 17/06/2022

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ADAMSDOWN								
22/00641/DCH	23/03/2022	LEAMAN	CLD	11 SPRING GARDENS PLACE, ADAMSDOWN, CARDIFF, CF24 1QY	SINGLE STOREY REAR EXTENSION	15/06/2022	Permission be granted	Other Consent Types
CANTON								
22/00794/DCH	21/04/2022	ROBERTS	HSE	CYMERAU, 1 EGERTON STREET, CANTON, CARDIFF, CF5 1RF	TWO STOREY SIDE EXTENSION	15/06/2022	Permission be granted	Householder
22/00856/MNR	22/04/2022	Tai Wales & West Housing.	FUL	LORD PONTYPRIDD HOUSE, CLIVE ROAD, CANTON, CARDIFF, CF5 1SD	PROPOSED ASHP (AIR SOURCE HEAT PUMP) AND ASSOCIATED BUILDING	13/06/2022	Withdrawn by Applicant	Other Consent Types
22/00956/DCH	19/05/2022	Clinker	CLD	1 BIRCHFIELD CRESCENT, CANTON, CARDIFF, CF5 1AE	SINGLE STOREY REAR EXTENSION	15/06/2022	Permission be granted	Other Consent Types
CATHAYS								
22/00617/MNR	22/03/2022	Legal & General Investment Management	FUL	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	RENEWAL OF DECKED CAR PARK SURFACE	15/06/2022	Permission be granted	Other Consent Types
22/00877/MNR	25/04/2022	Mayfair Capital Investment Management Ltd	FUL	OAKLEIGH HOUSE, 14-16 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DQ	PROPOSED INSTALLATION OF ROOF SAFETY RAILINGS	15/06/2022	Permission be granted	Other Consent Types
LBC/22/00019/MNR18/03/2022		Legal & General Investment Management	LBC	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	REPAIR AND UPGRADE WORKS TO QUAY STREET FACADE	14/06/2022	Permission be granted	Listed Buildings
22/00795/DCH	21/04/2022	RAZA	FUL	45A CRWYS ROAD, CATHAYS, CARDIFF, CF24 4ND	ALTERATIONS TO LOFT ROOM WITH NEW ROOFLIGHTS TO FRONT AND REAR	15/06/2022	Permission be granted	Householder

CREIGAU/ST FAGANS

22/00181/MJR	07/02/2022	Redrow Homes (South Wales) and St Fagans No1&2 Trust	DOC	PHASE 2, LAND NORTH OF PENTREBANE ROAD, PENTREBANE, CARDIFF	DISCHARGE OF CONDITIONS 45 (POWER LINES, PYLONS AND HIGH PRESSURE GAS MAINS), 48 (TREES), 49 (SOILS) AND 65 (POTABLE WATER) OF OUTLINE PLANNING 14/02733/MJR IN RELATION TO PHASE 2, LAND NORTH OF PENTREBANE ROAD	13/06/2022	Full Discharge of Condition	Discharge of Conditions
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LBC/22/00024/MNR14/04/2022	Cardiff Council		LBC	ROATH PARK LAKE DAM AND SPILLWAY, ROATH PARK, LAKE ROAD WEST, ROATH PARK, CARDIFF	RETROSPECTIVE GROUND INVESTIGATION WORKS AT THE GRADE II LISTED ROATH LAKE DAM AND SPILLWAYS, CARDIFF TO INVESTIGATE THE STRUCTURE'S CONDITION AND IDENTIFY MEASURES REQUIRED TO ENHANCE STRUCTURAL INTEGRITY AHEAD OF REMEDIAL AND UPGRADE WORKS	14/06/2022	Permission be granted	Listed Buildings
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22/00761/DCH	12/04/2022	Lai	HSE	11 LOMOND CRESCENT, LAKESIDE, CARDIFF, CF23 6ES	TWO STOREY SIDE EXTENSION	15/06/2022	Withdrawn by Applicant	Householder
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22/00786/DCH	22/04/2022	Sharpe	HSE	42 STIRLING ROAD, ELY, CARDIFF, CF5 4SQ	PROPOSED SINGLE STOREY REAR AND SIDE LEAN-TO EXTENSIONS AND ALTERATIONS	15/06/2022	Permission be granted	Householder
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FAIRWATER

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
PRAP/22/00013/MNR	25/04/2022	Cornerstone	PAT	PART OF LAND AT LLANTRISANT ROAD RETAIL PARK, LLANTRISANT ROAD, FAIRWATER	INSTALLATION OF A 20M MONOPOLE SUPPORTING 6 NO. ANTENNAS, 2 NO. TRANSMISSION DISHES, 2 NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING 3 NO. REMOTE RADIO HEADS (RRHS)	17/06/2022	Permission Required	Other Consent Types
22/00206/MJR	07/02/2022	Redrow Homes (South Wales); Trustees of St Fagans No 1 & 2 Trust and Trustees of	DOC	PARCEL P2, PLASDWR, NORTH WEST CARDIFF	DISCHARGE OF CONDITION 35 (LANDSCAPE SCHEME FOR DETAILED HIGHWAY IMPROVEMENT WORKS) OF OUTLINE PLANNING PERMISSION 14/02733/MJR IN RELATION TO JUNCTIONS 12 AND 13	13/06/2022	Full Discharge of Condition	Discharge of Conditions
GABALFA								
22/00611/DCH	21/03/2022	Crews	HSE	53 CLODIEN AVENUE, GABALFA, CARDIFF, CF14 3NL	DEMOLITION AND RE-BUILD OF GARAGE ON WIDER FOOTPRINT WITH ATTIC SPACE	16/06/2022	Planning Permission be refused	Householder
GRANGETOWN								
22/00843/MNR	28/04/2022	Khan	FUL	65-67 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6QP	CHANGE OF USE OF GROUND FLOOR FROM OFFICES TO A3 VEGETARIAN RESTAURANT AND TAKE AWAY WITH INSTALLATION OF EXTRACTION SYSTEM	17/06/2022	Permission be granted	Minor - Retail (A1-A3)
HEATH								
22/00221/DCH	03/02/2022	Carson	HSE	11 CRYSTAL WOOD ROAD, HEATH, CARDIFF, CF14 4HU	SINGLE STOREY REAR AND SIDE EXTENSIONS	17/06/2022	Permission be granted	Householder

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LISVANE								
21/00493/DCH	02/03/2021	beckley	HSE	AVONDALE, ST MELLONS ROAD, LISVANE, CARDIFF, CF14 0SH	SINGLE STOREY REAR EXTENSION	15/06/2022	Permission be granted	Householder
LLANDAFF								
22/00168/MNR	27/01/2022	Gravett	DOC	HOWELLS SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YD	DISCHARGE OF CONDITION 19 (UPDATED BAT REPORT) OF 18/01977/MNR	14/06/2022	Full Discharge of Condition	Discharge of Conditions
PRAP/22/00017/MNR	04/05/2022	Amey	PRAP	DANESCOURT STATION, LLANTRISANT ROAD, LLANDAFF	STATION PLATFORM EXTENSIONS	15/06/2022	Prior Approval be granted	Other Consent Types
LLANDAFF NORTH								
22/00984/DCH	30/05/2022	Jones	CLD	10 BACTON ROAD, LLANDAFF NORTH, CARDIFF, CF14 2PN	REAR SINGLE STOREY EXTENSION	15/06/2022	Permission be granted	Other Consent Types
22/00516/DCH	14/03/2022	Pepper-Grainger	HSE	184 ABERPORTH ROAD, LLANDAFF NORTH, CARDIFF, CF14 2PS	DOUBLE STOREY EXTENSION TO SIDE WITH SINGLE STOREY EXTENSIONS TO THE REAR AND TO THE FRONT FOR A NEW PORCH	17/06/2022	Permission be granted	Householder
21/02416/MNR	15/10/2021	Kouetgam	FUL	180 MYNACHDY ROAD, MYNACHDY, CARDIFF, CF14 3HN	SINGLE AND DOUBLE STOREY REAR EXTENSIONS AND CONVERSION OF DWELLING INTO TWO FLATS	14/06/2022	Permission be granted	Minor - Dwellings (C3)
LLANRUMNEY								

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/01076/DCH	19/05/2022	Perks	CLD	5 ILFRACOMBE CRESCENT, LLANRUMNEY, CARDIFF, CF3 4TA	CONSTRUCTION OF A DOUBLE GARAGE TO SIDE OF PROPERTY, RECONSTRUCTION OF EXISTING ADJOINED SIDE OUTHOUSES TO BE A HABITABLE SPACE AND CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY	17/06/2022	Withdrawn by Applicant	Other Consent Types

PENYLAN

A/22/00031/MNR	12/05/2022	Currys	ADV	CURRYS, 501 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AD	RETAIN 3NO. NON-ILLUMINATED SIGNS, 1NO. INTERNALLY ILLUMINATED SIGN AND 2 SETS OF ESTATE SIGN GRAPHICS	15/06/2022	Permission be granted	Advertisements
21/02042/MNR	18/08/2021	Far Horizon Properties Ltd	FUL	313 NEWPORT ROAD, ROATH, CARDIFF, CF24 1RJ	PART SINGLE STOREY REAR GROUND FLOOR EXTENSION, PART FIRST FLOOR REAR EXTENSION, HIP TO GABLE ROOF EXTENSION, REAR DORMER AND CONVERSION TO FOUR FLATS	15/06/2022	Planning Permission be refused	Minor - Dwellings (C3)

PLASNEWYDD

21/02013/MNR	18/10/2021	Quasim	FUL	FORMER ABC STUDIO (PLASTER MOULDINGS) LTD, SOUTHEY STREET, ROATH, CARDIFF, CF24 3FP	REFURBISHMENT AND CONVERSION OF BUILDING INTO TWO FLATS COMPLETE WITH BIKE AND BIN STORAGE	15/06/2022	Permission be granted	Minor - Dwellings (C3)
21/03004/DCH	31/12/2021	ZAMAN	HSE	131 MACKINTOSH PLACE, ROATH, CARDIFF, CF24 4RN	DEMOLISH EXISTING DETACHED GARAGE AND REPLACE WITH GARAGE, GYM AND GAMES ROOM	16/06/2022	Planning Permission be refused	Householder

PONTRENNAU/OLD ST MELLONS

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00784/DCH	12/04/2022	Willis	HSE	69 HASTINGS CRESCENT, OLD ST MELLONS, CARDIFF, CF3 5DF	TWO STOREY EXTENSION TO REAR OF PROPERTY	15/06/2022	Permission be granted	Householder
RHIWBINA								
22/00828/DCH	19/04/2022	Howard	HSE	48A WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6SE	REAR SINGLE STOREY EXTENSION	15/06/2022	Permission be granted	Householder
22/00928/DCH	29/04/2022	Bradbury	HSE	22 RHIWBINA HILL, RHIWBINA, CARDIFF, CF14 6UN	CONSTRUCTION OF TIMBER FRAME GARAGE TO SIDE ELEVATION	16/06/2022	Permission be granted	Householder
RIVERSIDE								
21/01790/MNR	19/07/2021	The City Pub Group PLC	FUL	36 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9LL	ERECTION OF SINGLE STOREY TOILET BUILDING, PERGOLAS AND ASSOCIATED GARDEN WORKS	17/06/2022	Planning Permission be refused	Minor - Retail (A1-A3)
22/00671/DCH	01/04/2022	Antonini	HSE	24 FAIRLEIGH ROAD, PONTCANNA, CARDIFF, CF11 9JU	SINGLE STOREY REAR EXTENSION	17/06/2022	Permission be granted	Householder
22/00807/MNR	21/04/2022	Graham Griffiths & Co	FUL	1 KING'S ROAD, PONTCANNA, CARDIFF, CF11 9BZ	CHANGE OF USE FROM CLASS A2 OFFICE TO 2NO. ONE BEDROOM FLATS	15/06/2022	Planning Permission be refused	Minor - Dwellings (C3)
RUMNEY								
22/00465/MJR	02/03/2022	Network Rail	RFO	RHYMNEY RIVER CULVERT	REQUEST FOR OBSERVATIONS FOR MARINE LICENCE UNDER PART 4 OF THE MARINE AND COASTAL ACCESS ACT 2009 (REFERENCE CML2209) FOR RHYMNEY RIVER CULVERT MAINTENANCE	14/06/2022	Raise No Objection	Other Consent Types

TROWBRIDGE

22/00005/MNR	04/01/2022	Royal Mail Group Ltd	FUL	NORTH EASTERN DELIVERY OFFICE UNIT, 5 SPRING MEADOW ROAD, WENTLOOG, CARDIFF, CF3 2ZZ	RE-SURFACE EXISTING WESTERN CAR PARKING AREA, REMOVAL OF AN EXISTING LEANING OVER TREE WITHIN THE CAR PARK/YARD AREA, REVISED PEDESTRIAN FIRE ESCAPE ROUTE FROM THE EASTERN YARD TO THE SOUTH BOUNDARY, AND RE-LINE THE EXISTING CAR PARKING	15/06/2022	Permission be granted	Other Consent Types
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WHITCHURCH/TONGWYNLAIS

22/00624/DCH	01/04/2022	Loveluck	HSE	5 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AF	SINGLE STOREY REAR EXTENSION, SINGLE STOREY GARDEN ROOM REPLACING EXISTING GARAGE, AND CAR PARKING SPACE TO FRONT	16/06/2022	Permission be granted	Householder
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Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 20/06/2022 and 24/06/2022

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
ADAMSDOWN								
22/01108/MNR	24/05/2022	Tesco Stores Ltd	FUL	ECLIPSE, NEWPORT ROAD LANE, ADAMSDOWN, CARDIFF, CF24 0AP	INSTALL NEW SHOPFRONT FORMED OF COMPOSITE CLADDING, BI-PARTING DOORS, ATM, MOE DOOR, WINDOW AND LOUVRE VENTS	23/06/2022	Permission be granted	Other Consent Types
A/22/00038/MNR	30/05/2022	Tesco Stores Ltd	ADV	ECLIPSE, NEWPORT ROAD LANE, ADAMSDOWN, CARDIFF, CF24 0AP	6 NO. NON-ILLUMINATED BOX FASCIAS, 4 NO. BOX FASCIAS WITH INTERNALLY ILLUMINATEC LETTERING, 2 NO. PROJECTING SIGNS WITH INTERNALLY ILLUMINATEC LETTERING, 4 NO. INTERNALLY APPLIED VINYLs AND 1 NO. DIABOND PANEL	23/06/2022	Permission be granted	Advertisements
CANTON								
22/00694/DCH	20/04/2022	Richards	HSE	10 PENCISELY AVENUE, CANTON, CARDIFF, CF5 1DZ	SINGLE STOREY SIDE AND REAR EXTENSION AND CONVERSION OF GARAGE INTO HABITABLE ROOM	23/06/2022	Permission be granted	Householder
PRAP/22/00020/MNR	04/05/2022	CK Hutchison Networks (UK) Ltd	PAT	FOOTPATH AT JUNTION OF SANATORIUM ROAD AND HEOL TERRELL, CANTON	PROPOSED 5G TELECOMS INSTALLATION 18M HIGH 'SLIM LINE' PHASE 8 H3G STREET POLE C/W WRAP AROUND CABINET AND 3NO. CABINETS WITH ANCILLARY WORKS	23/06/2022	Permission Required	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00945/DCH	06/05/2022	Wynne	CLD	33 AUBREY AVENUE, CANTON, CARDIFF, CF5 1AQ	REMOVAL OF EXISTING REAR LEAN-TO EXTENSION AND CONSTRUCTION OF SINGLE STOREY EXTENSION AND HIP-TO-GABLE WITH REAF DORMER ROOF EXTENSION	23/06/2022	Permission be granted	Other Consent Types

22/00862/MJR	26/04/2022	Cardiff Council	VAR	PART OF LAND AT CARDIFF INTERNATIONAL SPORTS STADIUM, LECKWITH ROAD, CANTON, CARDIFF, CF11 8AZ	VARIATION OF CONDITION 2 OF 20/01648/MJR TO ALTER APPROVED PLANS	21/06/2022	Permission be granted	Renewals and Variation of Conditions
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PRAP/22/00019/MJR	04/05/2022	CK Hutchison Networks (UK) Ltd	PAT	FOOTPATH ON COWBRIDGE ROAD EAST ADJACENT TO WESTERN AVENUE JUNCTION, CANTON	PROPOSED 5G TELECOMS INSTALLATION 15M HIGH 'SLIM LINE' PHASE 8 H3G STREET POLE C/W WRAP AROUND CABINET AND 3NO. CABINETS WITH ANCILLARY WORKS	21/06/2022	No Prior Approval required	Other Consent Types
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CATHAYS

22/00855/MNR	29/04/2022	The Salvation Army	FUL	THE SALVATION ARMY, MAY STREET, CATHAYS, CARDIFF CF24 4EX	CHANGE OF USE OF CHURCH HALL (D1) TO A COMBINED COMMUNITY HUB PROVIDING COMMUNITY FACILITIES (D1) AND OFFICE SPACE (B1)	21/06/2022	Permission be granted	Minor - Offices (B1(a))
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22/01131/MJR	01/06/2022	Unite Group Plc	NMA	CAMBRIAN POINT, MAINDY ROAD, CATHAYS, CARDIFF	VARY THE DETAILS SUBMITTED TO DISCHARGE CONDITION 3 TO ALLOW 24/7 ACCESS TO THE SOUTHWEST PEDESTRIAN ACCESS GATE - PREVIOUSLY APPROVED UNDER 04/02705/C	20/06/2022	Withdrawn by Applicant	Non Material Amendment
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/01025/MJR	13/06/2022	Cardiff University	DOC	FORMER MAINDY SIDINGS SITE, ADJACENT TO MAINDY ROAD AND NORTH OF UNIVERSITY OPTOMETRY BUILDING, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	DISCHARGE OF CONDITION 21 (TOPSOIL AND SUBSOIL) OF 15/02724/MJR	20/06/2022	Full Discharge of Condition	Discharge of Conditions
LBC/21/00021/MNR	19/10/2021	Hakan sir	LBC	FORMER PUBLIC CONVENIENCE, MUSEUM AVENUE, CATHAYS PARK	CHANGE OF USE OF A GRADE II LISTED DISUSED PUBLIC CONVENIENCE BUILDING TO A CAFE, RESTAURANT WITH A PROPOSED REAR EXTENSION	23/06/2022	Permission be granted	Listed Buildings
A/22/00037/MNR	26/05/2022	Kurt Geiger	ADV	7 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE	NEW SIGNAGE	23/06/2022	Permission be granted	Advertisements
22/01085/MJR	24/05/2022	Empiric (Cardiff Wndsr House) Ltd	NMA	WINDSOR HOUSE, WINDSOR LANE, CITY CENTRE, CARDIFF, CF10 3DE	REMOVAL OF EXISTING CLADDING AND FACING BRICKWORK AND REPLACEMENT WITH FIRE RESISTANT MATERIALS TC MATCH EXISTING - PREVIOUSLY APPROVED UNDER 13/01050/DCI	24/06/2022	Permission be granted	Non Material Amendment
22/01087/MJR	24/05/2022	Empiric (Alwyn Court) Ltd	NMA	12 - 16 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4AD	REMOVAL OF ZINC CLADDING AND REPLACEMENT WITH FIRE RESISTANT MATERIALS TC MATCH EXISTING - PREVIOUSLY APPROVED UNDER 11/01406/DCI	24/06/2022	Permission be granted	Non Material Amendment
22/01107/MJR	24/05/2022	Empiric (Northgate House) Ltd	NMA	NORTHGATE HOUSE, KINGSWAY, CITY CENTRE, CARDIFF, CF10 3FG	REMOVAL OF ZINC CLADDING AND REPLACEMENT WITH FIRE RESISTANT MATERIALS TC MATCH EXISTING - PREVIOUSLY APPROVED UNDER 13/02235/DCI	24/06/2022	Permission be granted	Non Material Amendment

CYNCOED

22/01201/DCH	15/06/2022	Ameer	CLD	19 CEFN COED GARDENS, CYNCOED, CARDIFF, CF23 6AX	MINOR ALTERATIONS TO FRONT ELEVATION AND CONVERSION OF GARAGE TO LIVING ACCOMMODATION	23/06/2022	Permission be granted	Other Consent Types
22/01248/MNR	15/06/2022	Bradnum	DOC	CHRIST CHURCH PARISH CHURCH, LAKE ROAD NORTH, ROATH PARK, CARDIFF, CF23 5QN	DISCHARGE OF CONDITION 18 (BAT SURVEY METHOD STATEMENT) OF 17/02132/MNR	21/06/2022	Full Discharge of Condition	Discharge of Conditions
22/00846/DCH	25/04/2022	Ahmed	HSE	2 BRYNDERWEN CLOSE, CYNCOED, CARDIFF, CF23 6BR	REAR SINGLE STOREY EXTENSION	22/06/2022	Permission be granted	Householder
22/00774/DCH	08/04/2022	ROBERTS	HSE	2 PENDRAW PLACE, CYNCOED, CARDIFF, CF23 6JS	SINGLE STOREY REAR AND SIDE EXTENSION AND REAR DORMER ROOF EXTENSION WITH GABLE BUILD UP	21/06/2022	Permission be granted	Householder

GABALFA

22/00986/DCH	12/05/2022	Jenson	HSE	34 EDINGTON AVENUE, GABALFA, CARDIFF, CF14 3QG	SINGLE STOREY REAR EXTENSION	24/06/2022	Permission be granted	Householder
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GRANGETOWN

22/00961/DCH	23/05/2022	Morris & Hallett	HSE	34 PENHEVAD STREET, GRANGETOWN, CARDIFF, CF11 7LS	PROPOSED SINGLE STOREY EXTENSION TO SIDE OF REAR ANNEXE	23/06/2022	Permission be granted	Householder
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HEATH

22/00954/DCH	19/05/2022	Grey	CLD	34 TY'N-Y-PARC ROAD, WHITCHURCH, CARDIFF, CF14 6BP	REAR DORMER ROOF EXTENSION	21/06/2022	Permission be granted	Other Consent Types
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/01159/DCH	30/05/2022	Norman	CLD	34 ST ISAN ROAD, HEATH, CARDIFF, CF14 4LX	HIP TO GABLE EXTENSION AND REAR ELEVATION DORMER WINDOW	22/06/2022	Permission be granted	Other Consent Types
22/01007/MNR	01/06/2022	Cardiff and Vale University Health Board	CLD	UNIVERSITY HOSPITAL OF WALES, HEATH PARK WAY, HEATH, CARDIFF, CF14 4XW	ERECTION OF ROOF MOUNTED SOLAR ARRAYS	22/06/2022	Permission be granted	Other Consent Types
22/00500/MNR	09/03/2022	Logistics	DOC	75 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AE	DISCHARGE OF CONDITIONS 5 (SOUND INSULATION) AND 6 (EXTRACTION EQUIPMENT) OF APP 21/00823/MNR	23/06/2022	Full Discharge of Condition	Discharge of Conditions

LISVANE

22/00615/MJR	30/03/2022	Edenstone Homes	NMA	LAND TO NORTH OF LISVANE ROAD, LISVANE, CARDIFF	MINOR AMENDMENTS TO SITE LAYOUT AND LANDSCAPE PROPOSALS, HOUSETYPES, BOUNDARY TREATMENTS - PREVIOUSLY APPROVED UNDER 11/01301/DCO	24/06/2022	Permission be granted	Non Material Amendment
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LLANDAFF

22/01134/DCH	07/06/2022	Davies	CLD	22 HOWELL'S CRESCENT, LLANDAFF, CARDIFF, CF5 2AJ	DETACHED GARDEN ROOM	23/06/2022	Permission be granted	Other Consent Types
22/00917/DCH	12/05/2022	Nicholls	CLD	14 INSOLE GARDENS, LLANDAFF, CARDIFF, CF5 2HW	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	21/06/2022	Permission be granted	Other Consent Types
22/00943/DCH	09/05/2022	Bowman	CLD	23 INSOLE GROVE WEST, LLANDAFF, CARDIFF, CF5 2HH	HIP TO GABLE AND REAR ELEVATION DORMER ROOF EXTENSION AND GROUND FLOOR SINGLE STOREY EXTENSION TO THE SIDE AND REAR ELEVATION	21/06/2022	Permission be granted	Other Consent Types

LLANDAFF NORTH

22/00381/MNR	21/03/2022	Singh	FUL	129-131 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FE	FIRST AND SECOND FLOOR REAR EXTENSIONS, DORMER ROOF AND GABLE END EXTENSION, AND CONVERSION OF FIRST AND SECOND FLOORS TO FORM 4 FLATS	21/06/2022	Permission be granted	Minor - Dwellings (C3)
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LLANISHEN

A/22/00022/MNR	14/04/2022	Clarke	ADV	UNIT 31, CARDIFF BUSINESS PARK, LAMBOURNE CRESCENT, LLANISHEN, CARDIFF, CF14 5GF	NEW SIGNAGE	23/06/2022	Permission be granted	Advertisements
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LLANRUMNEY

22/00965/DCH	05/05/2022	Lewis	HSE	33 CLOVELLY CRESCENT, LLANRUMNEY, CARDIFF, CF3 4JR	SECOND STOREY TO EXISTING SIDE EXTENSION	21/06/2022	Planning Permission be refused	Householder
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22/01130/DCH	25/05/2022	Christopher	CLD	65 HONITON ROAD, LLANRUMNEY, CARDIFF, CF3 5QL	PROPOSED LOFT CONVERSION COMPRISING REAR DORMER EXTENSION AND INSERTION OF ROOF-LIGHTS TO FRONT ELEVATION WITH ALL ASSOCIATED EXTERNAL WORKS	21/06/2022	Permission be granted	Other Consent Types
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PENYLAN

22/00871/DCH	28/04/2022	Miles	HSE	18 RAVENS COURT CLOSE, PENYLAN, CARDIFF, CF23 9DJ	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION FORMING STUDIO/STUDY AND ASSOCIATED WORKS	23/06/2022	Permission be granted	Householder
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/01073/DCH	30/05/2022	Valley	CLD	5 QUEENSBERRY ROAD, PENYLAN, CARDIFF, CF23 9JJ	ERECTION OF SINGLE STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION	23/06/2022	Permission be granted	Other Consent Types

PLASNEWYDD

22/01000/MNR	16/05/2022	CHAUDHRY	FUL	175 NEWPORT ROAD, ROATH, CARDIFF, CF24 1AH	PROPOSED SECOND FLOOR REAR EXTENSION TO FORM A FLAT	23/06/2022	Permission be granted	Minor - Dwellings (C3)
22/00419/MNR	06/05/2022	Seyfollahi	FUL	144 RICHMOND ROAD, ROATH, CARDIFF, CF24 3BX	TWO STOREY REAR EXTENSION TO EXISTING BUILDING TO CONVERT 4NO. ONE BED FLATS AND 1NO. STUDIO FLAT TO 4NO. TWO BED FLATS AND 1NO. ONE BEDROOM FLAT	23/06/2022	Planning Permission be refused	Minor - Dwellings (C3)
22/00788/MNR	27/04/2022	Imperial Services Ltd	FUL	FLAT 1, 5 CRWYS ROAD, ROATH, CARDIFF, CF24 4NA	CONVERSION OF 4 BED LOWER GROUND FLOOR FLAT INTO A STUDIO AND / ONE BED FLAT WITH EXTERNAL ALTERATIONS	22/06/2022	Planning Permission be refused	Minor - Dwellings (C3)
21/02411/MNR	24/02/2022	LLEWELYN	FUL	169-171 NEWPORT ROAD, ROATH	REAR GROUND, FIRST AND SECOND FLOOR EXTENSIONS AND ALTERATIONS TO CREATE FOUR ADDITIONAL FLATS	23/06/2022	Planning Permission be refused	Minor - Dwellings (C3)
22/00793/MNR	21/04/2022	LLEWELLYN	FUL	76 CONNAUGHT ROAD, ROATH, CARDIFF, CF24 3PX	CONVERSION TO 4 FLATS WITH GROUND FLOOR REAR EXTENSIONS AND DORMER TO REAR ANNEX	21/06/2022	Permission be granted	Minor - Dwellings (C3)

PONTRENAU/OLD ST MELLONS

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00729/DCH	05/04/2022	Kocmut-Sounders	HSE	25 GELLI FRONGOCH, PONTRENNAU, CARDIFF, CF23 8QD	REMOVAL OF EXISTING SINGLE STOREY ANNEX AND CONSTRUCTION OF / SINGLE STOREY REAR EXTENSION	21/06/2022	Permission be granted	Householder

22/00813/MNR	20/04/2022	Link Props Ltd	FUL	BLOCK 2, LIME TREE COURT, MULBERRY DRIVE, PONTRENNAU	CHANGE OF USE OF GROUND FLOOR FROM OFFICE SPACE (B1) TO DUAL OFFICE (B1) AND HEALTHCARE CLINIC (D1)	23/06/2022	Permission be granted	Minor - Other Principal Uses
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RADYR

22/00866/DCH	26/04/2022	HOKINS	HSE	7 DE CLARE DRIVE, RADYR, CARDIFF, CF15 8HA	REAR SINGLE STOREY EXTENSION AND PART CONVERSION OF GARAGE TO GARDEN ROOM	21/06/2022	Permission be granted	Householder
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PRAP/22/00015/MNR	27/04/2022	Amey	PRAP	DE CLARE DRIVE ROAD BRIDGE, RADYR, CARDIFF	TO EXTEND THE BRIDGE PARAPETS	21/06/2022	Prior Approval be granted	Other Consent Types
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RHIWBINA

22/00905/DCH	27/04/2022	Crossley	HSE	135 HEOL LLANISHEN FACH, RHIWBINA, CARDIFF, CF14 6RF	HIP TO GABLE EXTENSION AND REAR DORMER AND ASSOCIATED WORKS	21/06/2022	Permission be granted	Householder
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22/00224/DCH	07/02/2022	Hill	HSE	40 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HH	PART SINGLE AND PART DOUBLE STOREY EXTENSION INCLUDING DORMER EXTENSION AND EXTERNAL ALTERATIONS	23/06/2022	Permission be granted	Householder
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22/01141/DCH	27/05/2022	Payne	CLD	69 PORTHAMAL ROAD, RHIWBINA, CARDIFF, CF14 6AQ	GROUND FLOOR REAR EXTENSION AND LOFT CONVERSION WITH ROOF WINDOWS AND REAR DORMER	21/06/2022	Permission be granted	Other Consent Types
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00914/DCH	09/05/2022	Harris	HSE	6 GERNANT, RHIWBINA, CARDIFF, CF14 6NA	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION FORMING AN ANNEX, EXTENSION TO FRONT ELEVATION AND ROOF EXTENSION WITH TWO STOREY PORCH, HIP TO GABLE ROOF EXTENSIONS TO FRONT AND SIDE ELEVATIONS INCLUDING RAISING OF RIDGE AND EXTENSION TO REAR DORMER	24/06/2022	Permission be granted	Householder

RIVERSIDE

22/01015/MNR	16/05/2022	119C LTD	FUL	85 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HS	CHANGE OF USE OF GROUND FLOOR FROM A3 USE TO FLEXIBLE A1 AND A3 USE	23/06/2022	Permission be granted	Minor - Retail (A1-A3)
22/00925/DCH	29/04/2022	Simmons	HSE	28 SEVERN ROAD, PONTCANNA, CARDIFF, CF11 9EB	SINGLE STOREY REAR EXTENSION	24/06/2022	Permission be granted	Householder
A/22/00023/MNR	07/04/2022	Ali	ADV	8 TUDOR STREET, RIVERSIDE, CARDIFF, CF11 6AF	NEW SIGNS	21/06/2022	Permission be granted	Advertisements

RUMNEY

22/01064/DCH	19/05/2022	Bird	NMH	104 NEW ROAD, RUMNEY, CARDIFF, CF3 3AD	ALTERATIONS TO THE SIZE OF THE PROPOSED REAR DORMER WINDOWS, SECOND FLOOR SIDE FACING WINDOW AND FRONT ROOF LIGHTS - PREVIOUSLY APPROVED UNDER 21/02599/DCH	24/06/2022	Permission be granted	Non Material Householder
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SPLOTT

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00935/MNR	05/05/2022	Mahmoud	DOC	51 TWEEDSMUIR ROAD, TREMORFA, CARDIFF, CF24 2QZ	DISCHARGE OF CONDITION 5 (EXTRACTION DETAILS) OF 22/00403/MNR	21/06/2022	Full Discharge of Condition	Discharge of Conditions
22/00996/MNR	10/05/2022	Now Storage Ltd	FUL	UNIT 5, JUBILEE TRADING ESTATE, EAST TYNDALL STREET, SPLOTT, CARDIFF, CF24 5EF	CHANGE OF USE TO B8 USE FOR STORAGE AND ASSOCIATED EXTERNAL ALTERATIONS	21/06/2022	Permission be granted	Minor - Offices (B1(a))
22/01018/MNR	23/05/2022	Barua	FUL	WORKSHOP ADJACENT 31, JANET STREET, SPLOTT, CARDIFF, CF24 2BE	CONVERSION OF EXISTING WORKSHOP INTO DWELLING HOUSE WITH ASSOCIATED DEMOLITION AND AMENIT' SPACE	22/06/2022	Permission be granted	Minor - Dwellings (C3)
22/00463/DCH	02/03/2022	Taj	HSE	8 PENGAM ROAD, TREMORFA, CARDIFF, CF24 2RQ	SINGLE STOREY REAR AND DOUBLE STOREY SIDE EXTENSION WITH ASSOCIATED ALTERATIONS	23/06/2022	Permission be granted	Householder

TROWBRIDGE

22/00678/MNR	29/03/2022	Tesco plc	VAR	TESCO EXTRA, BROCKHAMPTON ROAD, ST MELLONS	VARIATION OF CONDITION 3 OF 19/02486/MNR TO ALTER OPERATING HOURS TO 08:00 TO 20:00 MONDAY TO SATURDAY AND 09:00 TO 20:00 SUNDAYS	23/06/2022	Permission be granted	Renewals and Variation of Conditions
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WHITCHURCH/TONGWYNLAIS

22/01098/DCH	23/05/2022	Maguire	CLD	28 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AF	REAR DORMER ROOF EXTENSION	21/06/2022	Permission be granted	Other Consent Types
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