

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 16/08/2017

APPLICATION No. **16/02867/MJR** APPLICATION DATE: 09/12/2016

ED: **ADAMSDOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Mr CHEGOUNCHEI

LOCATION: CANADIAN HOTEL, 143 PEARL STREET, ADAMSDOWN, CARDIFF, CF24 1PN

PROPOSAL: PROPOSED ALTERATION, EXTENSION AND CHANGE OF USE OF THE EXISTING CANADIAN PUBLIC HOUSE TO TWELVE 1 BED SELF CONTAINED FLATS WITH 4 ON SITE CAR PARKING SPACES, CYCLE AND REFUSE STORAGE FACILITIES

RECOMMENDATION: That, subject to relevant parties entering into a binding planning obligation, in agreement with the Council, or otherwise under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 8.7 of this report, planning permission be **GRANTED** subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this planning permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. This consent relates to the following plans and documents:

Plans

AL(00)01	Location Plan
AL(00)02	Existing Plans and Elevations
AL(00)03 rev E	Proposed Plans and Elevations

Documents

C2J Pre-Application Consultation Report
C2J Design & Access Statement

Reason. For the avoidance of doubt.

3. Notwithstanding the submitted plans, details showing the construction and materials of the proposed bin store, meeting the following capacities for refuse containers shall be submitted to and approved in writing by the

Local Planning Authority, the approved details shall be provided prior to the beneficial occupation of the development and thereafter be retained and maintained.

Dry recyclables	1x 1100 litre bulk bin and 1x 660 Litre bulk bin
Food waste	1x 240 litre bin
General waste	1x 1100 litre bulk bin and 1x 660 litre bulk bin

Reason. To ensure an orderly form of development.

4. Notwithstanding the submitted plans, details of the gates to the courtyard (which shall open inwards) shall be submitted to and approved in writing by the Local Planning Authority. The approved gates shall be installed prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. To ensure an orderly form of development. In the interests of crime and anti-social behaviour prevention and in the interest of visual amenity.

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

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, and to promote alternative modes of transport.

6. The demolition of the skittle alley shall not extend to the walls that form the shared garden boundaries to no. 42 Bradley Street and no. 35 and 37 Theodora Street, with these walls being retained at their existing height. A scheme of works to make good the retained walls, including weatherproofing and capping shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented prior to the beneficial occupation of the development.

Reason. To protect the privacy and amenity of future and adjacent occupiers.

7. The vertical panes of the rooflight windows to the rear elevation, serving flats 10 and 12 as identified on the approved plans, the bathroom windows serving flats, 1, 3, 4, 5, 7, 8, 9, 11 and 12 as identified on the approved plans, and the first floor window serving the staircase shall be glazed in obscured glass and shall be non-opening below a height of 1.8m above internal floor level, and shall thereafter be so retained and maintained.

Reason. To protect the privacy and amenity of future and adjacent occupiers.

8. Notwithstanding the submitted plans, details and samples of the render finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and samples.

Reason. In the interests of visual amenity.

9. Details of external lighting within the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide for low level lighting and the approved scheme shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. To protect the security and amenity of future and existing occupiers.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

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

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

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

12. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential

contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

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

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

13. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused. Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

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

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

RECOMMENDATION 3: Prior to undertaking any works within the adopted highway, the consent of the Operational Manager Network Management should be obtained (Networkmanagement@cardiff.gov.uk).

RECOMMENDATION 4: Prior to the commencement of development, the developer shall notify the local planning authority of the commencement of development, and shall display a site notice and plan on, or near the site, in

accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

RECOMMENDATION 5: 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 6: 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.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 A full application for the residential redevelopment of the former Canadian Hotel public house to accommodate 12 flats, including the provision of refuse

and cycle storage facilities (12 cycles) and the creation of courtyard vehicle parking facilities for 4 vehicles.

- 1.2 The proposed development includes: the demolition and rebuilding of the front elevation to Pearl Street (to the same dimensions as existing), associated rescaling of windows, replacement of a door with a new window and the installation of two dormer windows and a small rooflight. The new façade is to be finished in a coloured render, retaining the existing patterned window opening quoins, cills and heads.

The existing elevation to Bradley Street is to be retained (stone finish), is to be largely retained, with the reconfiguration of windows/doors (retaining the original large ground floor windows), and the installation of two dormer windows and a small rooflight.

The Bradley Street frontage sees the construction of a 2.5 storey extension to the existing building. The extension is of the same eaves and ridge height as the original building and adds approx. 3.8m building width to this frontage. The extension is finished in coloured render and has a ground and first floor window, and a dormer window overlooking Bradley Street. This extension sees the removal of an existing fire escape staircase and landing to the side elevation, facing no. 42 Bradley Street.

The rear elevation sees the reconfiguration of windows and doors to all floors, with the introduction of Juliet balconies in the first and second floor of the extension and new rooflight windows.

- 1.3 Access to the courtyard is via an existing gateway off Bradley Street. The courtyard provides for the secure storage of 12 cycles adjacent to the boundary wall to 141 Pearl Street, a refuse storage area adjacent to the blank gable end of no 42 Bradley Street and parking for 4 cars.

The existing electricity sub-station is to be retained and is contained in its own protective cabinet.

2. **DESCRIPTION OF SITE**

- 2.1 The site is approx. 400sqm in area, with almost all of the site being developed. The original buildings comprised a two storey element fronting Pearl Street and wrapping around into Bradley Street, the building then reduces to a single storey flat roof building for the remainder of its length along Bradley Street, meeting the gable end of no. 42.
- 2.2 The properties adjacent (fronting Clive Road) are in residential use, being of two storey terrace construction. The surrounding dwellings benefit from differing finishes of natural stone, painted stone or painted render.

3. **SITE HISTORY**

- 3.1 No relevant history.

4. **POLICY FRAMEWORK**

4.1 The site is located within an area of existing residential use.

4.2 The relevant Local Development Plan Policies are:

- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- H3 Affordable Housing
- H6 Change of Use or Redevelopment to Residential Use
- T5 Managing Transport Impacts
- W2 Provision for Waste Management Facilities in Development

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

Access, Circulation and Parking Standards 2010
Infill Sites 2011

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

Locating Waste Management Facilities Jan. 2017
Planning Obligations Jan. 2017

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Transportation Manager has no objection, making the following comments:

In accordance with the SPG (Access, Circulation & Parking) the minimum parking requirement for 1 bed flats is 0.5 spaces per unit i.e. 6 spaces for a development of 12 flats. Though only 4 spaces are proposed I consider that this is acceptable in this instance mindful of the small size of the proposed units, the sustainable location with ready access to shops/services/public transport etc on both Broadway and Splott Road, and the provision of adequate cycle parking - whilst an allowance for the previous public house use must also be taken into account. Mindful also that there have been a number of similar recent approvals for flats with no parking I'd conclude that an objection on parking grounds would be difficult to sustain at appeal.

However, the roads in the vicinity do suffer from high levels of on-street parking – as evidenced by the presence of Resident Permit Holder Only restrictions. Under current policy the residents of the new flats will not qualify for such permits – and I'd suggest a second recommendation to this effect. However, since it's likely that the proposed development will lead to an element of

overspill parking which would increase the demand for the remaining unrestricted kerbside space, I'd request a Section 106 contribution of £2,200 towards the investigation and possible implementation of further parking restrictions which may include, but not be limited to, junction protection markings and extension of the existing Resident Permit Holder restrictions.

Conditions are required relating to the provision and future retention of both off-street vehicle and cycle parking.

It would appear that an existing footway crossover is to be utilised to access the proposed parking spaces. However, I'd suggest a further recommendation advising the developer of the need to secure the consent of the Operational Manager, Network Management – via 'Networkmanagement@cardiff.gov.uk' – prior to undertaking any works within the adopted public highway.

- 5.2 The Highways Drainage Manager has been consulted and no comments have been received.
- 5.3 The Waste Manager advises that whilst the bin storage area as indicated on the amended plans is acceptable, it should be designed to be able to meet the required capacities.
- 5.4 The Pollution Control Manager (Contaminated Land) has no objection, subject to contaminated land conditions and advice.
- 5.5 The Pollution Control Manager (Noise & Air) has no objection, subject to advice in respect of construction site noise.
- 5.6 The Regeneration Manager has been consulted and no comments have been received.
- 5.7 The Parks Manager has no objection, subject to a financial contribution towards the design, improvement and/or maintenance of public open space in the vicinity of the site, making the following comments:

Design Comments

There are no existing highway trees adjacent to the new development.

Open Space Provision

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure; EN8 Trees Woodlands and Hedgerows), supported by policies set out in the 2008 Supplementary Planning Guidance for Open Space which set the Council's approach to open space provision.

The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments

where new on-site provision is not applicable.

*Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be **15.6**. This generates an open space requirement of **0.038 ha** of on-site open space based on the criteria set for **Housing accommodation**.*

*As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality. Based on the above assessment the contribution payable will be **£16,186**. I enclose a copy of the calculation.*

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

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

5.8 The Housing Strategy Manager makes the following comments:

In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 12 units (2 units) is sought on this brown-field site.

Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements. However, given the proposed design of the scheme, the unknown proposed future tenure of the units, and the likely service charges for this type of residential development, all of which could affect the affordability as well as the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord, we would be prepared to accept financial contribution in lieu of on-site affordable housing provision.

*On that basis of the above, we would seek a financial contribution of **£125,280** (in lieu of 2 units) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2007).*

5.9 The Neighbourhood Renewal Manager (Access) has been consulted and no comments have been received.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Dwr Cymru/Welsh Water have no objection subject to advice in respect of site drainage.

6.2 Western Power Distribution have been consulted and no comments have been

received.

- 6.3 South Wales Police offer advice in respect of crime prevention and Secured by Design. These comments have been passed to the agent.

7. **REPRESENTATIONS**

- 7.1 Adjacent occupiers have been consulted and the application has been advertised on site and in the press in accordance with adopted procedures. 6no. letters have been received from occupiers of dwellings on Pearl Street, Bradley Street and Arthur Street raising the following objections to the proposals:

- There are concerns over the nature of future occupiers;
- Lack of sufficient off street parking;
- There is no need for flat accommodation;
- The design is out of keeping with the area;
- Adverse impact on security of adjacent dwellings
- Siting of the refuse storage area;
- Loss of privacy;
- Overlooking/loss of light;
- Visual impact of the development and the use of render;
- Use of security lighting causing disturbance;
- Loss of no-street parking provision due to the proposed entrance;
- The Design and Access Statement is inaccurate in that it indicates access off Pearl Street, not Bradley Street;
- Lack of neighbour notification of the application.

- 7.2 Local Members have been consulted and Councillor N Howells objects to the proposals, making the following comments:

I wish to object to the above planning application on the following grounds:

Increased level of traffic and congestion

Pearl Street and neighbouring streets (Theodora Street, Bradley Street, Arthur Street, Harold Street, Blanche Street, Bertram Street and Cecil Street) are already heavily congested.

This problem is as a result of:

- *The increasing number of HMO's in the area:*
- *An increasing number of new developments of flats without associated parking;*
- *Vehicles from local businesses parking in these streets.*

This isn't a problem that is confined to the day-time - the streets are virtually always heavily parked, day and night, seven days a week.

The proposed development of 12 apartments has only allocated 4 parking spaces for cars within the development site. This is clearly unacceptable in

terms of its impact on residents in neighbouring streets where parking spaces for local residents are already insufficient. For a development with 12 bedrooms, clearly there will be significantly more than 4 residents who will have a car and their only option will be to add to the congestion that local residents already contend with.

The previous use of the site, as a local pub, generated very little traffic as the clientele was almost exclusively drawn from the local community and walked to the premises. This change of use will therefore increase traffic and associated congestion to the area.

If permission is granted then there should be a condition that no resident of this development should be allowed a parking permit for neighbouring streets. There should also be a condition that additional resident only parking bays should be provided in neighbouring streets.

Oversupply of apartments

The market for apartments within the Adamsdown ward would appear to already be oversaturated with a number of existing successful planning permissions not yet being commenced.

There is, however, significant demand for family houses and a more sympathetic development, that recognises this aspect, would be more in keeping with the demands of the area.

I have also been asked to ensure that if permission is granted, that there be no changes to the height of the existing wall between the premises and Theodora Street.

8. ANALYSIS

8.1 A full application for the redevelopment of a former public house to provide 12 one bed flats, with associated off street car parking, cycle parking and refuse storage facilities.

8.2 In terms of the land use policy implications of the proposals, the site is located in the settlement boundary as defined by the LDP proposals map. The site has no specific designation or allocation but falls within a largely residential area.

The application is therefore assessed against Policy H6: Change of Use or Redevelopment to Residential Use. This policy provides a framework for the assessment of change of use, conversion or redevelopment of redundant previously developed land and premises for residential purposes within settlement boundaries.

Assessed against this policy framework, given the location of the application site in an established residential area and that the application premises are afforded no policy protection, the proposals raise no land use policy concerns.

8.3 In terms of design, the proposals under consideration have been amended so

as to introduce a more sympathetic window design to the Pearl Street elevation, and to remove two dormer windows to the rear elevation and replace them with rooflights.

Scale and Massing

The only element of the proposals that has any scale and massing implications is the extension to the Bradley Street elevation.

The proposed extension is to the same ridge and eaves height as the original building, with a new street frontage of approx. 3.8m and a depth of approx. 12.0m. The proposed extension sees a spacing of approx. 5.6m retained between the side elevation of the new building and the blank gable end of no. 42 Bradley Street.

In this case, it is considered that the scale and massing of the proposed extension has no adverse impact on the visual amenity of the area, or the street scene.

The depth of the extension is consistent with (and slightly shorter than) the existing annexes to the rear of the adjacent terraced dwellings. The extension is set approx. 4.0m off the boundary to no. 141 Pearl Street, at a point towards the end of their amenity space. Given that the height is consistent with the original building, and the degree of separation from the adjacent dwellings it is considered that the proposed extension has no adverse impact on the amenity of adjacent occupiers due to its scale and massing.

Overlooking/Overbearing/Overshadowing

Concerns have been raised in respect of the impact of the development on the privacy and amenity of the occupiers of adjacent dwellings.

42 Bradley Street

The proposals see the insertion of (6) new windows to the side elevation of the proposed extension, along with Juliet balconies to the rear elevation of the extension and new windows to the rear elevation of the original building.

Of the 6no windows to the side of the extension, 3no serve bathrooms and are to be obscurely glazed. The remaining windows serve kitchen areas and directly overlook the blank gable end to no. 42. Whilst there may be oblique views towards the side of the annexe to no. 42, there are no upper floor windows to the side of this annexe. The proposed upper floor Juliet balconies are set in the rear elevation of the proposed extension and have no direct views towards the side elevation of no. 42. Whilst there may be angled views towards the rear garden of no 42, these would offer not more significant views than existing windows to other adjacent dwellings

In this case, there would be insufficient grounds to refuse consent in respect of impact on privacy to those occupiers

The proposed extension is set approx. 5.6m off the boundary to no. 42. Whilst it is acknowledged that the extension is set to the south of no. 42, it would be viewed against the scale of the original building. In this case, it is considered that any impact on the degree of light received by the occupiers of no. 42 would not cause sufficient harm to warrant or sustain refusal of consent in terms of loss of light, overshadowing or overbearing.

141 Pearl Street

The proposals see the insertion of new windows to the rear elevation of the original building at ground and second floor level. The ground floor windows are of no concern respect of overlooking. The application has been amended so as to remove 2no dormer windows to this elevation and replace them with rooflights that have obscured vertical panes. It is of note that an existing window at first floor level is to be reglazed with clear glass (obscured at present). However, as this could be done currently, without recourse to the planning system, it is considered that there would be no sustainable grounds to oppose this.

The proposed extension projects rearwards towards the shared boundary to no. 141. However, this projection is at the very end of the amenity space to no. 141, with a separation of approx. 4.0m. The setting of the extension is such that, in conjunction with the retained spacing between the extension and no. 42 Bradley Street, sufficient light penetration from the east is retained.

In this case, it is considered that the proposals have no adverse impact on the occupiers of no. 141 in respect of privacy, overshadowing or overbearing.

37/39 Theodora Street

The proposals see the insertion of Juliet balconies at first and second floor level of the proposed extension, set into the rear elevation facing the rear of no. 37 & 39. The separation distance between these windows and the shared boundary is approx. 11m. Given that adopted Supplementary Planning Guidance indicates a separation distance of 10.5m, it is considered that the proposals have no adverse impact on the occupiers of no 37 & 39 in respect of privacy, overshadowing or overbearing.

145 Pearl Street

The proposed extension fronts Bradley Street and no 145 has windows to its side elevation along this frontage. However, given the scale of the existing and proposed structure, and the existing window to window relationships, it is considered that the proposals have no adverse impact on the amenity of occupiers of no. 145.

Appearance and Materials

The amended fenestration to Pearl Street is considered to better reflect the

proportions of the retained building.

The agent has indicated in the application that the façade to Pearl Street is in such a poor state of repair that it requires re-construction. The agent has also advised that the reclamation of the existing stone is untenable and therefore proposes a rendered finish, with existing window reveal detailing reinstated. The stone elevation to Bradley Street is to be retained, with the proposed extension being finished in the same render as the Pearl Street elevation.

Whilst the loss of the stone facade is unfortunate, there is a strong render (or painted stone) presence in the street scene to both Pearl Street and Bradley Street. The retention of the stone façade to Bradley Street and the use of render to the extension will help to distinguish the extension from the original structure. A condition is recommended to secure an appropriate render finish.

- 8.4 It is noted that the site offers very little in terms of on site amenity space. However, it is located within a short walk of Splott Park and this, coupled with the 1 bed nature of the proposed flats and the consequent limited likelihood that they will be used as family accommodation, would make it difficult to sustain an objection to the proposal on this basis.
- 8.5 With regard to the traffic and parking matters raised in objection, the advice of the Operational Manager Transportation can be found in para. 5.1 above, where it can be seen that no objection is raised in respect of highway safety, or parking provision, subject to conditions and a contribution towards the enactment of additional Traffic Orders in the vicinity. In this case, there would be no sustainable grounds to refuse planning permission on the basis of lack of parking provision.
- 8.6 With regard to the matters raised in objections, not discussed above:
- The proposals are for open market flats and the nature of future occupancy is not material to the consideration of this application;
 - The 'need' for flat type accommodation is not a material consideration;
 - With regard to security, the agent has confirmed that the demolition of the skittle alley will not include that part of its walls that form the shared boundaries to adjacent dwellings. A condition is recommended that will secure the height of the wall and its improvement after demolition;
 - The refuse storage area is to the side of the blank gable end of no. 42 Bradley Street. Furthermore a condition is recommended requiring details of the construction of the storage facility. There are no sustainable grounds to refuse consent in this regard;
 - The submitted DAS indicates that communal external lighting is to be provided, to an appropriate British Standard (BS5489). A condition is recommended to secure low level lighting;
 - The existing entrance/crossover is to be utilised by the proposed development. Instances of existing parking in front of this crossover is not material to the consideration of this application;
 - Whilst para. 4.17 of the submitted DAS states, "Vehicular and pedestrian access is readily available from Pearl Street", it is clear from the submitted

plans that access is to be from Bradley Street and the application has been considered accordingly;

- The application has been publicised in accordance with adopted national procedures. In addition, the developer has undertaken the statutory Pre-Application Consultation process.

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

Parks – A contribution of **£16,186** is requested towards the maintenance/provision of open space in the vicinity of the site.

Housing Strategy – A financial contribution of **£125,280** is requested (in lieu of 3 units), or, 3x LCHO units on site.

Traffic & Transportation – A financial contribution of **£2,200** is requested towards the cost of investigation/implementing of junction protection and extension of resident parking permit Traffic Orders in the vicinity of the site.

The application has been the subject of a financial viability appraisal and assessment by the District Valuation Service, which has concluded that the proposed scheme would be viable with a total financial contribution of **£33,346**.

The requested sum has been accepted by the applicant and the following breakdown is considered appropriate:

Parks - **£16,186**

Transportation - **£2,200**

Housing Strategy - **£14,960**

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

Date: 10/16
 Drawn: MG
 Check: MG
 Description: Location Plan



LOCATION PLAN
 1:250



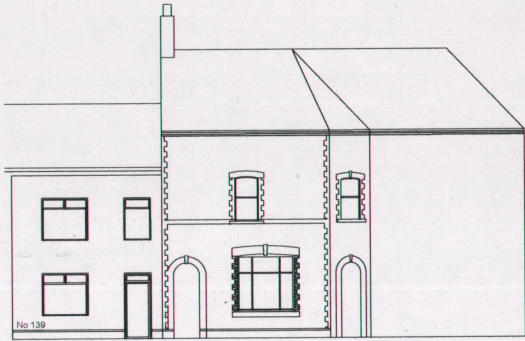
LOCATION PLAN
 1:1250



Conversion to Residential Former Canadian Public House Pearl Street, Cardiff		Job No. 16_045	Rev.
Title Location Plan		Dwg No. AL(00)01	
Date 10/16	Drawn MG	Scale 1:250/1250 @ A1	

CJ Architects · Town planners
 Environmental & Urban design

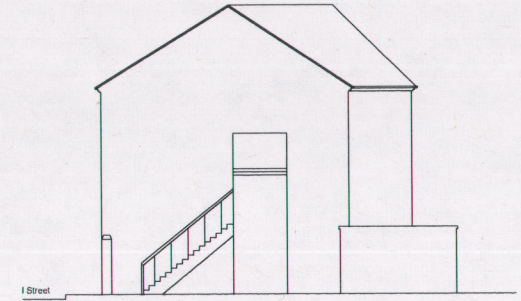
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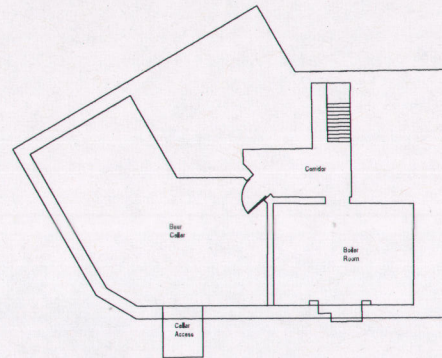
Elevation From Pearl Street



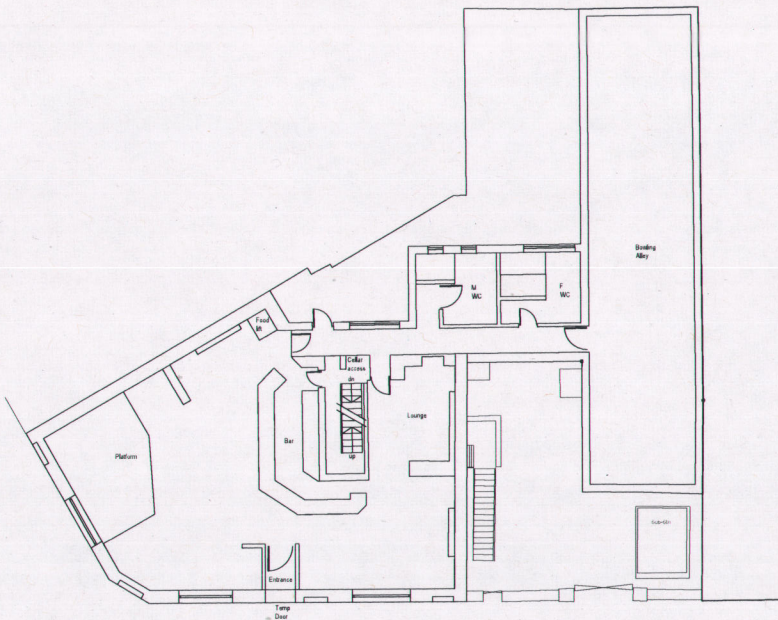
Elevation From Bradley Street



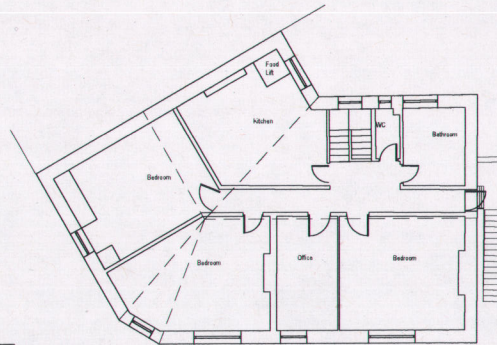
Elevation On Gable End



Cellar Floor Plan



Ground Floor Plan



First Floor Plan

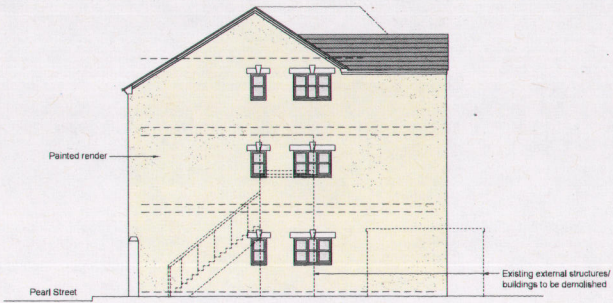
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0002	Project Name
0003	Project Address
0004	Project Date
0005	Project Status
0006	Project Notes
0007	Project Contact
0008	Project Location
0009	Project Scale
0010	Project Drawn By
0011	Project Checked By
0012	Project Approved By
0013	Project Date Issued
0014	Project Date Revised
0015	Project Date Final



Elevation From Pearl Street



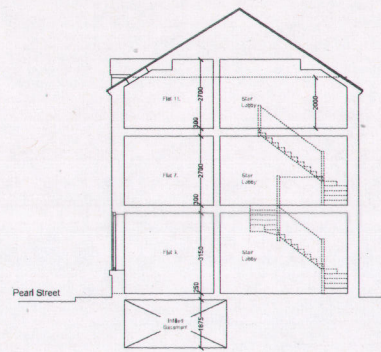
Elevation From Bradley Street



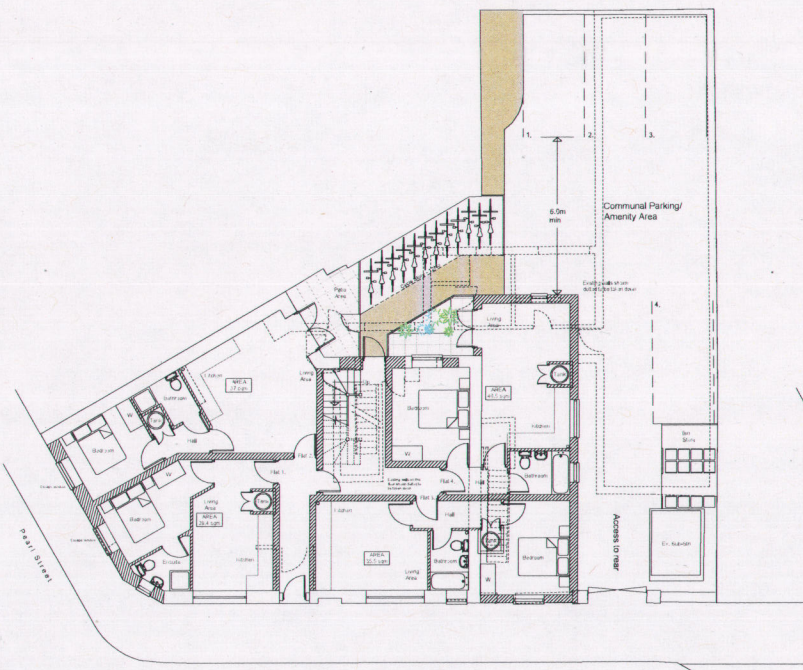
Elevation On Gable End



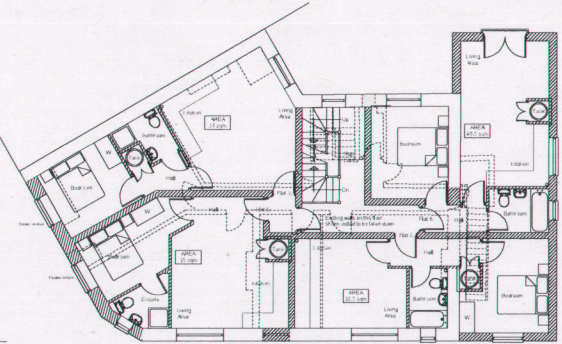
Rear Elevation



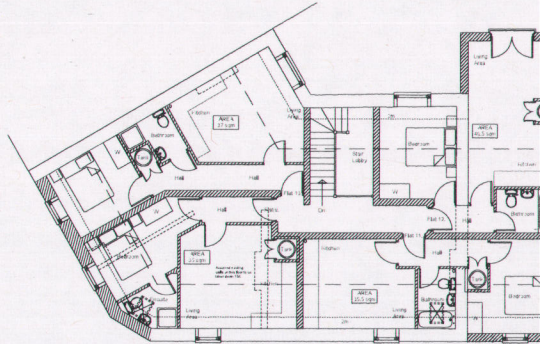
Typical Section



Ground Floor Plan



First Floor Plan



Second Floor Plan

Conversion to Residential
Former Canadian Public House
Pearl Street, Cardiff

Scale: 1:100 @ A1

Proposed Plans and Elevations

Scale: 1:100 @ A1

03/16 M3 1:100 @ A1

Architects: Town plan Environmental & Urban design