

COMMITTEE DATE: 16/08/2017

APPLICATION No. **17/00906/MNR** APPLICATION DATE: 25/04/2017

ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Full Planning Permission

APPLICANT: Mr L Hawkins

LOCATION: CENTRAL GARAGE, 1 ST DAVID'S ROAD, WHITCHURCH,
CARDIFF, CF14 1DS

PROPOSAL: EXTENSION OF EXISTING GARAGE PREMISES TO
INCLUDE TWO MOT TESTING BAYS AND ALTERATIONS TO
INTERNAL ACCOMODATION

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

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - 1015 (01) 17 - Survey and Site Location
 - 1015 (02) 17 - Proposals

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. Unless otherwise agreed by the Local Planning Authority the property shall not be subdivided or used as seperate businesses. The use as a MOT testing station shall remain ancillary to the car repair garage
Reason: To ensure an orderly form of development and to protect the amenities of the area.

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

RECOMMENDATION 3 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or

public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4: The granting of planning permission does not remove the need to comply with the statutory nuisance provisions of the Environmental Protection Act 1990. The rating level of the noise emitted from fixed plant and equipment on the site should not exceed the existing background noise level at the nearest sensitive premises, when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

RECOMMENDATION 5 : You should contact Welsh Water before commencing the development since it may lie within the easement of a public sewer that crosses the site. The approximate position of the sewer is marked on the attached record plan. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line. For details of the safety zone please contact Dwr Cymru Welsh Water's Developer Services on 0800 9172652 or via email at developer.services@dwrwymru.com . Please note that the grant of planning permission does not give any rights to build within a sewer easement without first obtaining the consent of Welsh Water

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought to extend the existing car repair garage
- 1.2 The proposed extension is to be 13m long, 8.5m wide and 4m high with a flat roof constructed out of dark grey profiled steel sheeting with glassfibre roofing
- 1.3 The proposal will entail demolition of part of the existing pitched roof and add two new MOT testing bays within the newly constructed extension element on the northern end of the garage building

2. **DESCRIPTION OF SITE**

- 2.1 The application site is a detached single storey building used as car repair garage
- 2.2 Surrounding the site are existing two-storey dwellings (detached and semi-detached properties) with Merthyr Road sited to the East of the site.

3. **SITE HISTORY**

- 3.1 87/344 – Established Use Certificate for use of the land as a garage for repairs in connection with the motor trade. Approved
- 3.2 87/404 – Construct two storey block of flats on site of existing commercial garage. Refused

4. **POLICY FRAMEWORK**

4.1 The application site is shown as part of an existing housing area indicated on the Proposals Map of the City of Cardiff Local Plan

4.2 The following policies of the approved Cardiff Local Development Plan (2006-2026) are considered to be relevant to the proposal:

Policy KP5 (Good Quality and Sustainable Design)

Policy T5 (Managing Transport Impacts)

Policy W2 (Provision for Waste Management Facilities in Development)

4.3 Supplementary Planning Guidance: Access, Circulation and Parking Standards (January 2010)

4.4 Supplementary Planning Guidance: Waste Collection and Storage Facilities (March 2007)

4.5 Technical Advice Note 12: Design

4.6 Planning Policy Wales 2016

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Operational Manager, Transportation – No objections

5.2 The Operational Manager, Environment and Public Protection – No objections

5.3 The Operational Manager, Waste Management – No objections

5.4 Welsh Water – Advise that the site crosses a public sewer

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 N/A

7. **REPRESENTATIONS**

7.1 Neighbours have been consulted, 10 letters/e-mails have been received from the occupiers of 1, 3, 4, 7, 8, 9, 11 and 15 Beatrice Road and Brook House (plus one letter with address unknown), objecting for the following summarised reasons;

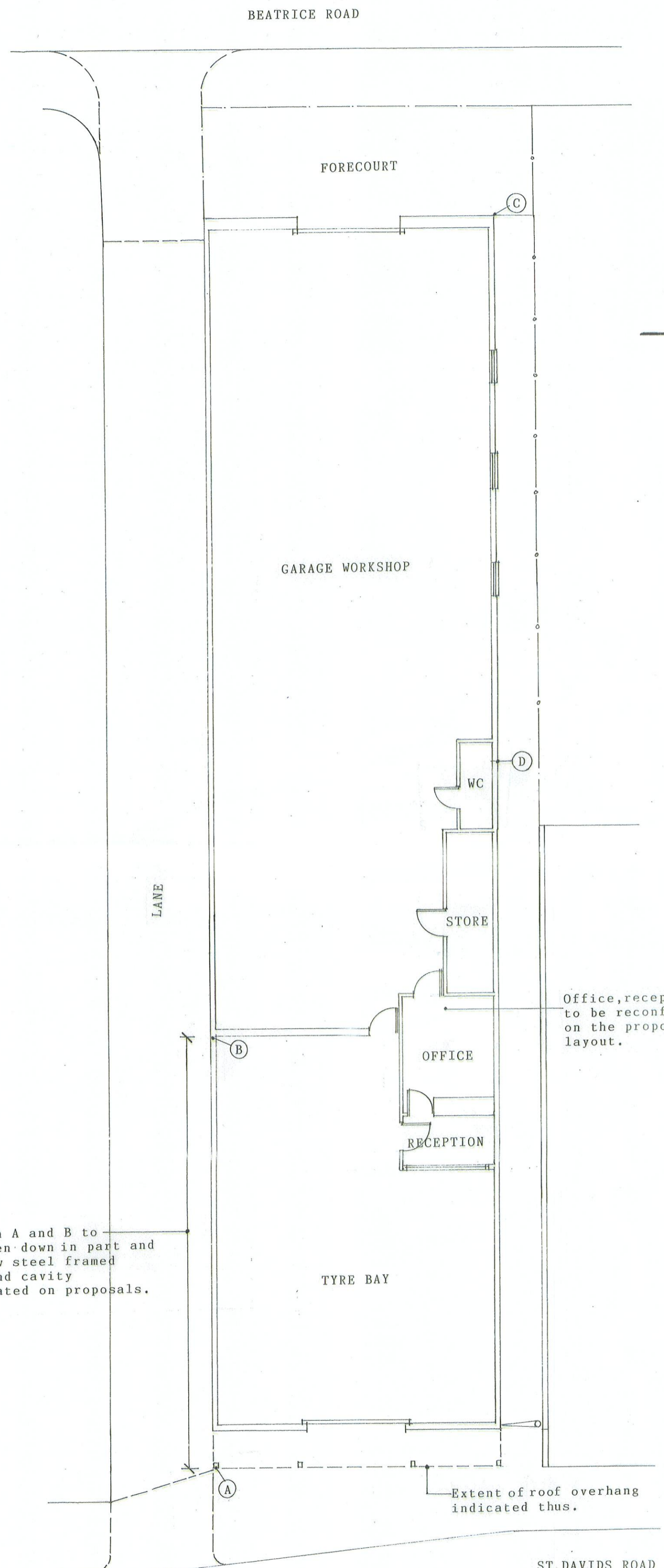
- i) Parking congestion/problems due to customer vehicles and non-residents parking on adjacent streets
- ii) Highway safety due to increased vehicle movements/visibility from parked vehicles
- iii) Noise and air pollution from garage use/MOT tests
- iv) Litter from users of garage

8. **ANALYSIS**

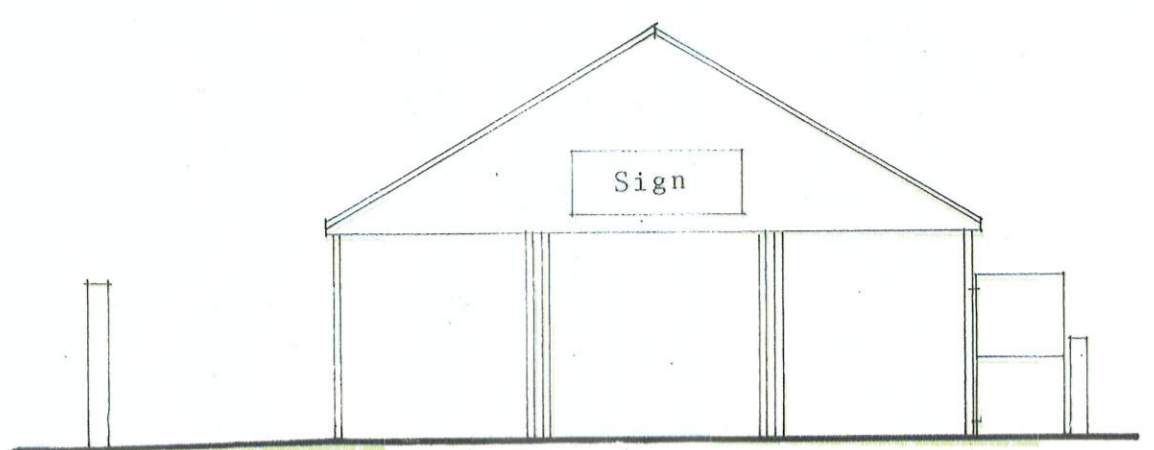
- 8.1 The main planning issues relate to:
- (i) The impact on the amenities of neighbouring occupiers.
 - (ii) Highway safety/parking issues.
- 8.2 The proposed extension is considered acceptable in regards to its scale and design and will not prejudice the general character of the area. The extension would require demolition of part of the existing garage, replacing the pitched roof element with a flat roof element. The extension would be 13m long, 8.5m wide and 4m high but there would be only a modest increase to the footprint of the existing building being approximately 1.5m deep and 8.5m wide.
- 8.3 The scale of the extension and its relationship with the existing building and that of neighbouring properties is considered acceptable. It is considered that the proposal would not be overbearing or generally unneighbourly which would justify concern for the Local Planning Authority
- 8.4 It is not considered that the proposal would prejudice the privacy of adjoining neighbours
- 8.5 The Operational Manager, Transportation raises no objections to the proposal. Note that the car repair garage is an existing use and that the garage is deficient in off-street parking provision under the standards set out in the Access, Circulation and Parking Standards Supplementary Planning Guidance (2010) and that the proposal does not either increase or decrease the current parking provision (note that the rear of the site may have been used for off-street parking spaces but the spaces required vehicles manoeuvring over the existing footway).
- 8.6 Note that the existing property comprises of a car repair garage (currently vacant). The provision of two MOT testing bays accommodated within the garage would not require a separate application for a change of use as such a facility could be considered ancillary to the existing use (B2 use class). The submitted plans show that the car repair element would utilise 65% of the floorspace of the building, with the proposed MOT bays taking up the remaining 35% of the floorspace. The applicant also has to meet the requirements of Vehicle and Operator Services Agency (VOSA) to gain a licence to undertake MOT testing. It is considered necessary to ensure that the MOT testing element is not separated from the main car repair business as this may lead to an intensification of the use of the building, which could impact upon the amenities of the neighbouring residents (see condition 3).
- 8.7 In regards to the comments received from neighbours which are not covered above, the following should be noted:
- i)+ii) See para 5.5, problems with parking and the blocking of residential driveways is dealt with under Police or Parking Enforcement legislation
 - iii) The OM, Environment and Public Protection raises no objections to the proposal.

iv) The OM, Waste Management raises no objections.

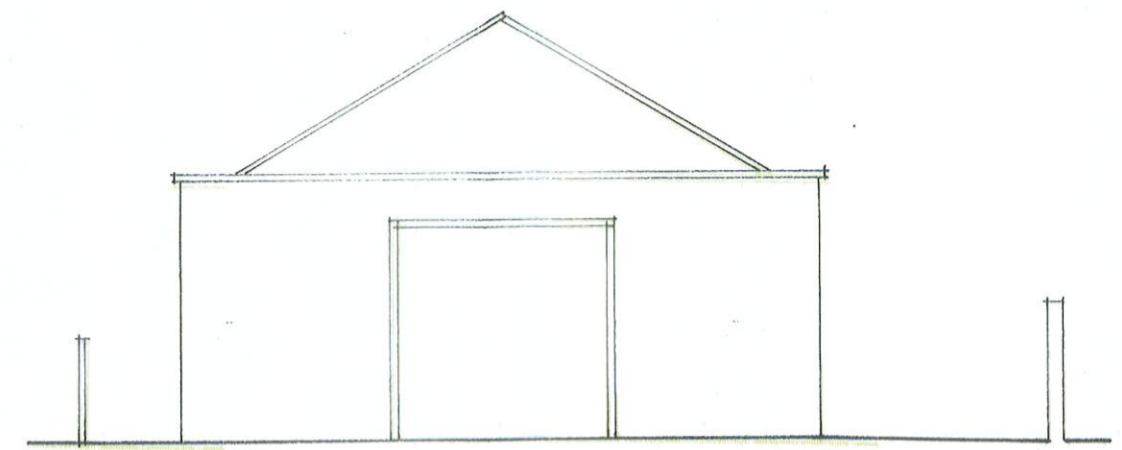
8.8 Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended, subject to conditions.



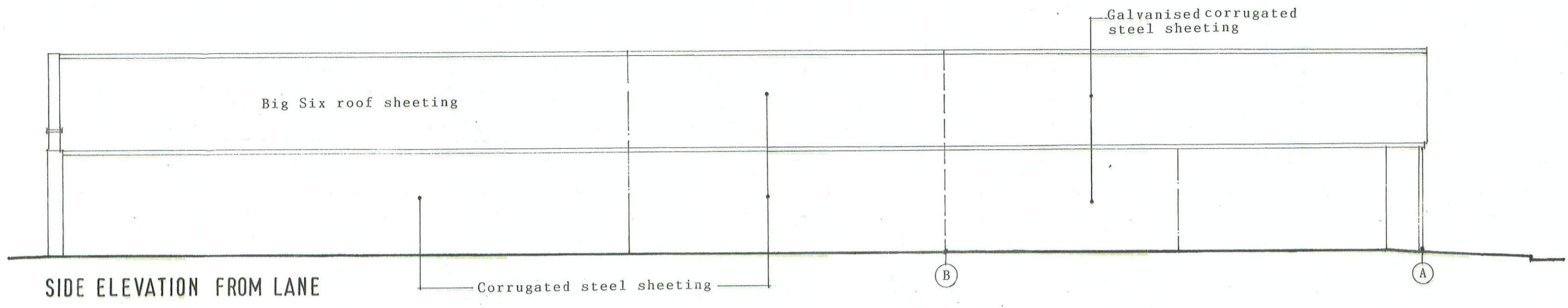
GROUND FLOOR LAYOUT
SCALE 1:100



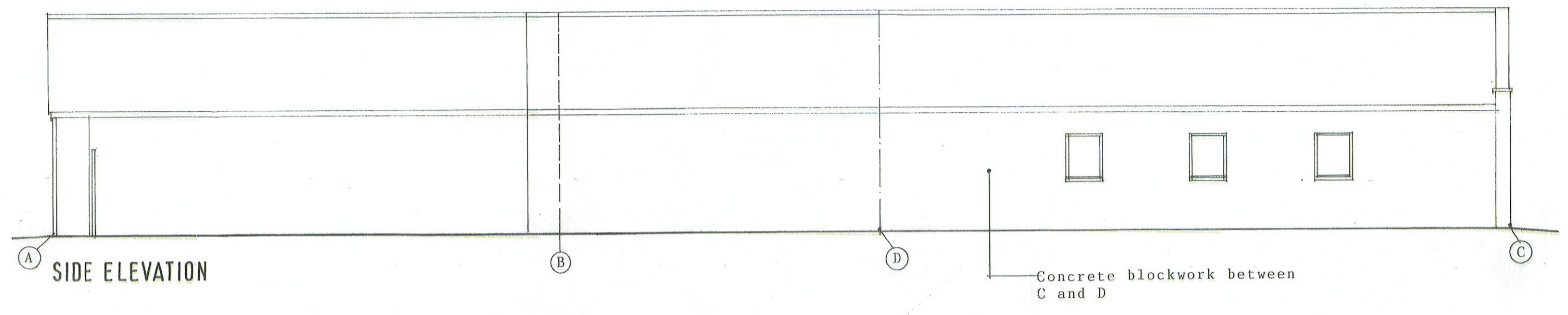
ST. DAVIDS ROAD ELEVATION
SCALE 1:100



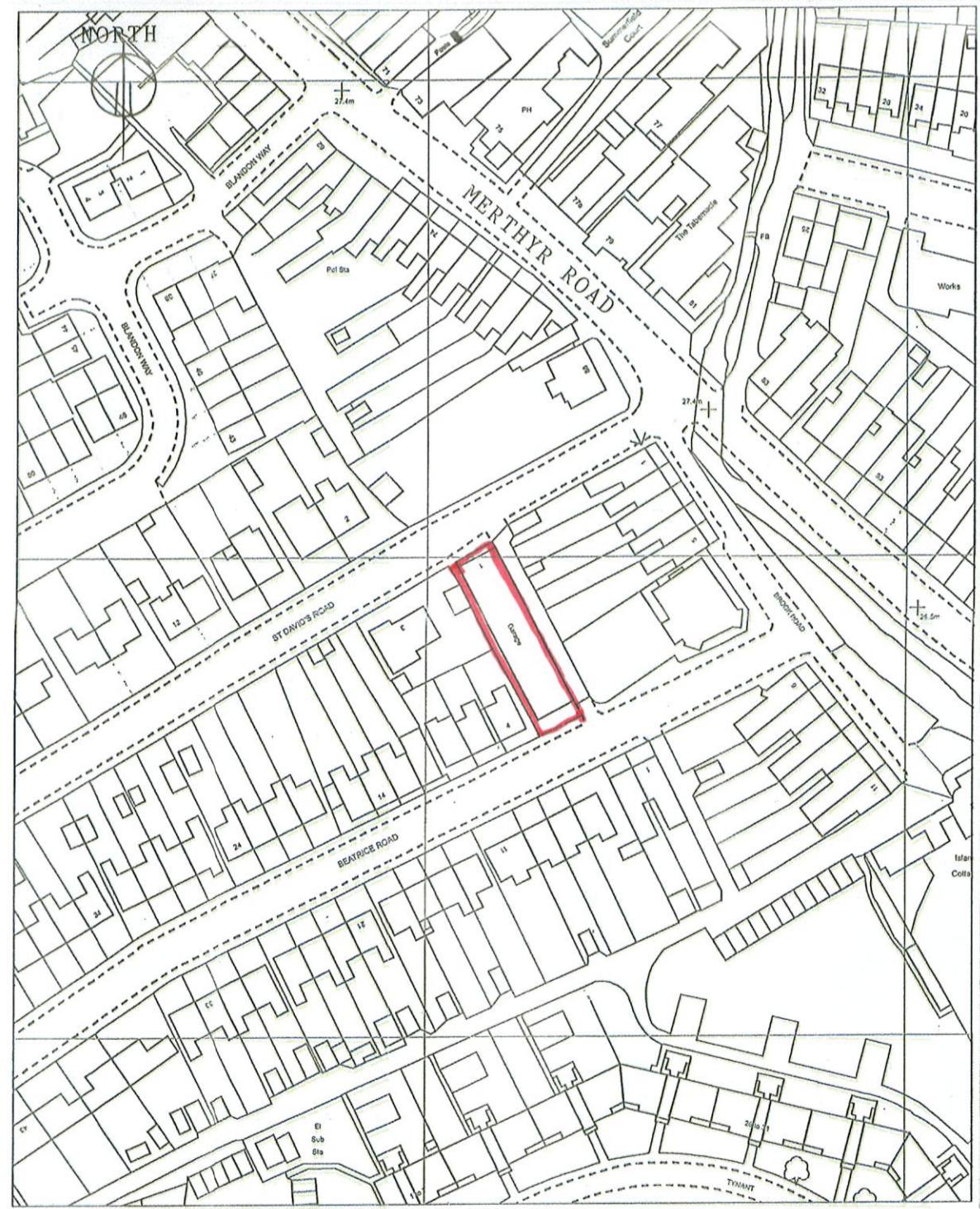
BEATRICE ROAD ELEVATION



SIDE ELEVATION FROM LANE



SIDE ELEVATION



SITE LOCATION PLAN
SCALE 1:1250

17/00906

Revisions

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Proposal	Alterations and extension
Address	Central Garage St.Davids Road Whitchurch Cardiff
Classification	Survey and site location
Drawing Number	1015(01)17

Structure between A and B to be carefully taken down in part and replaced with new steel framed clad structure and cavity wall where indicated on proposals.

Office, reception area and stores to be reconfigured as indicated on the proposed ground floor layout.

BEATRICE ROAD

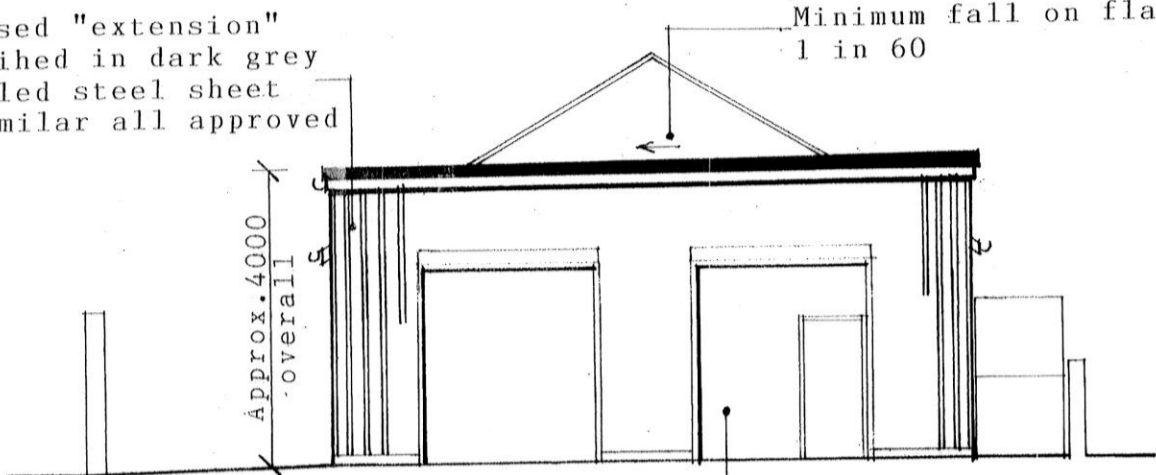
FORECOURT

Walls to proposed "extension" are to be finished in dark grey Onduline profiled steel sheet cladding or similar all approved by the LPA.

Minimum fall on flat roof: 1 in 60

Proposed downpipe to connect to the existing downpipe.

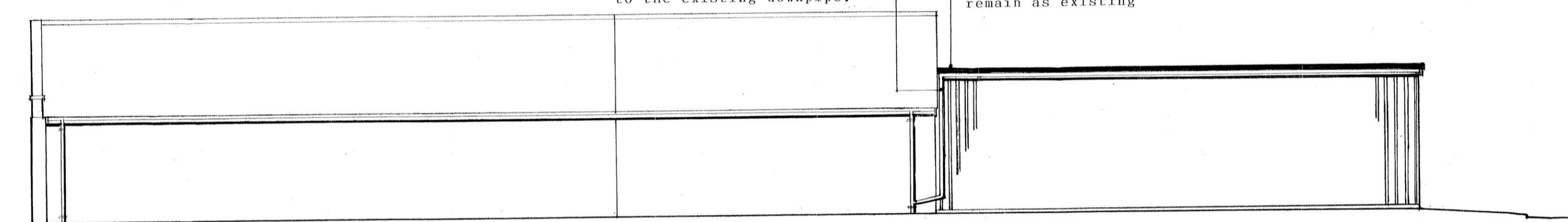
Roof covering to be dark grey glassfibre to LPA approval.
NOTE
Remainder of walls and roof to remain as existing



ST. DAVIDS ROAD ELEVATION

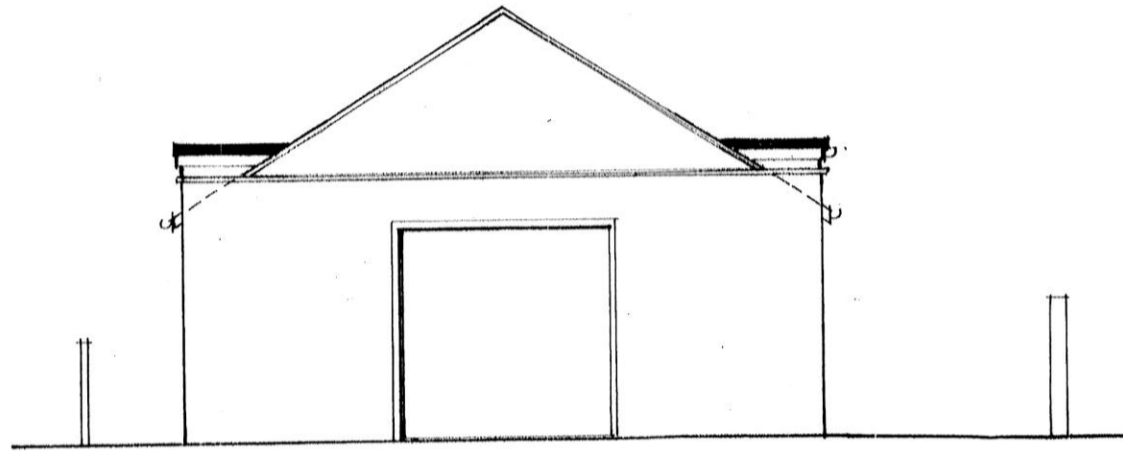
SCALE 1:100

Standard steel roller shutter doors of Clients choice.
Right hand door to include 900x1950mm personal door.

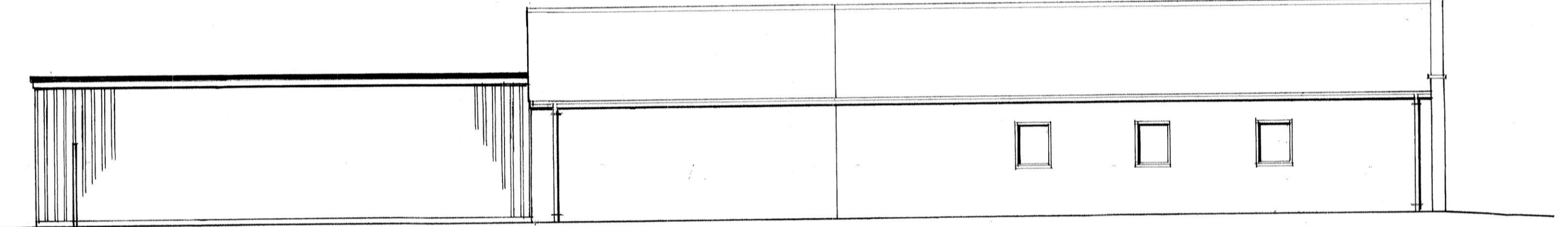


SIDE ELEVATION FROM LANE

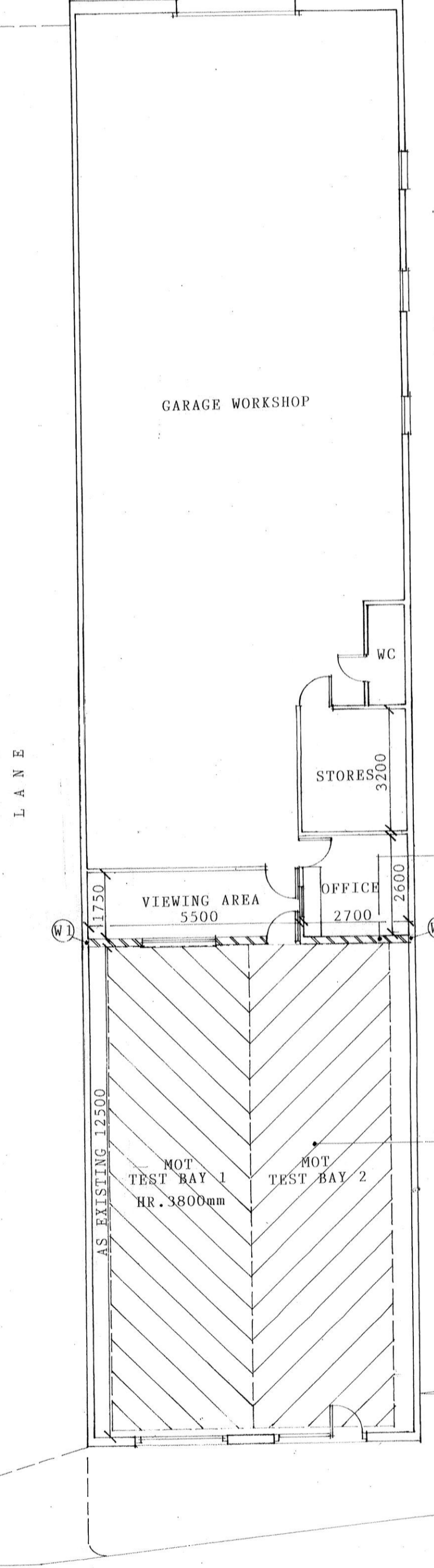
4 BEATRICE ROAD



BEATRICE ROAD ELEVATION



SIDE ELEVATION



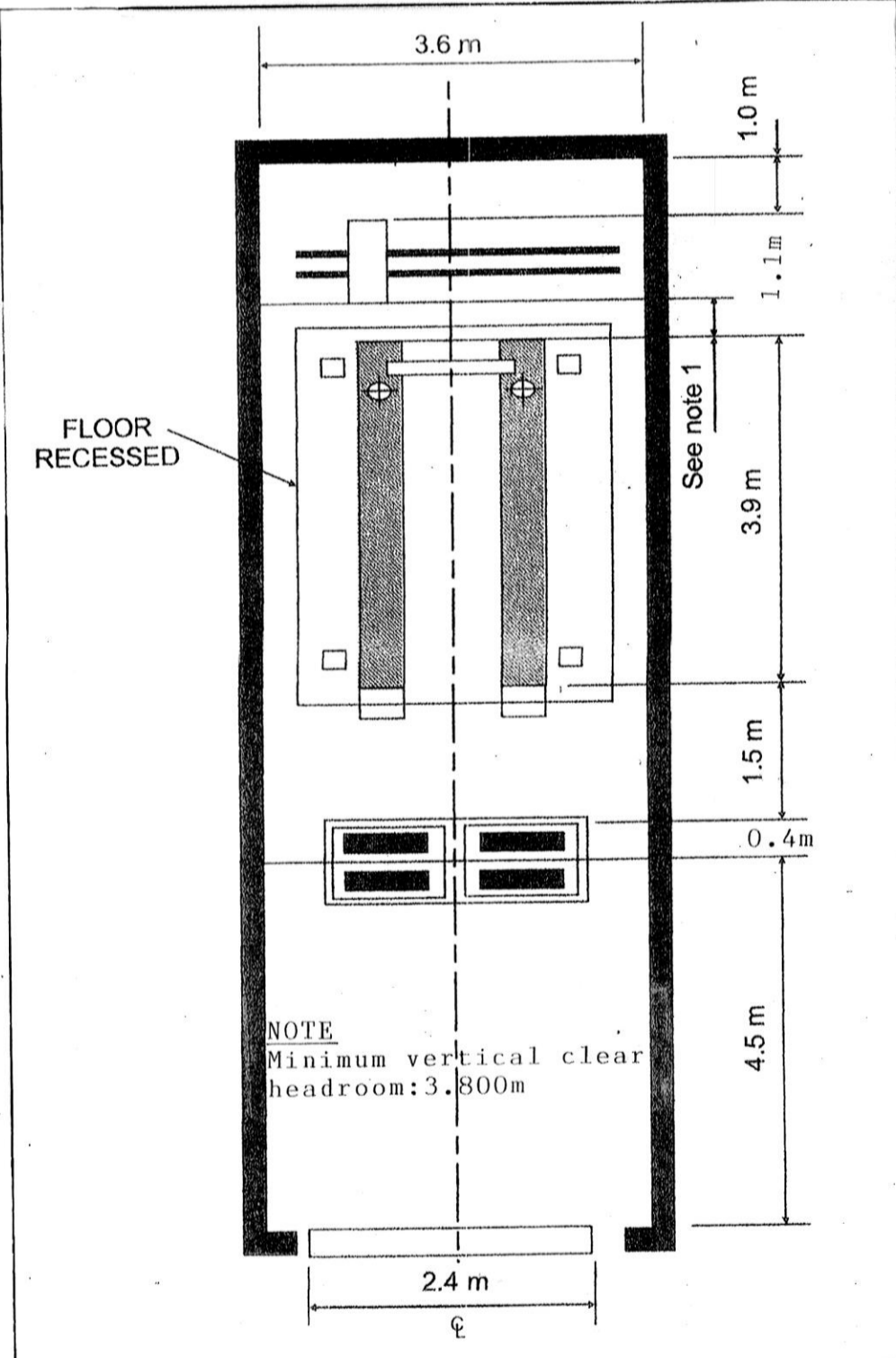
GROUND FLOOR LAYOUT

SCALE 1:100

Existing wall between W1 and W2 is to remain in part and be extended/upgraded to the required U value. Include tray DPCs and code 4 lead flashings where extended roof abuts the new flat roof construction.

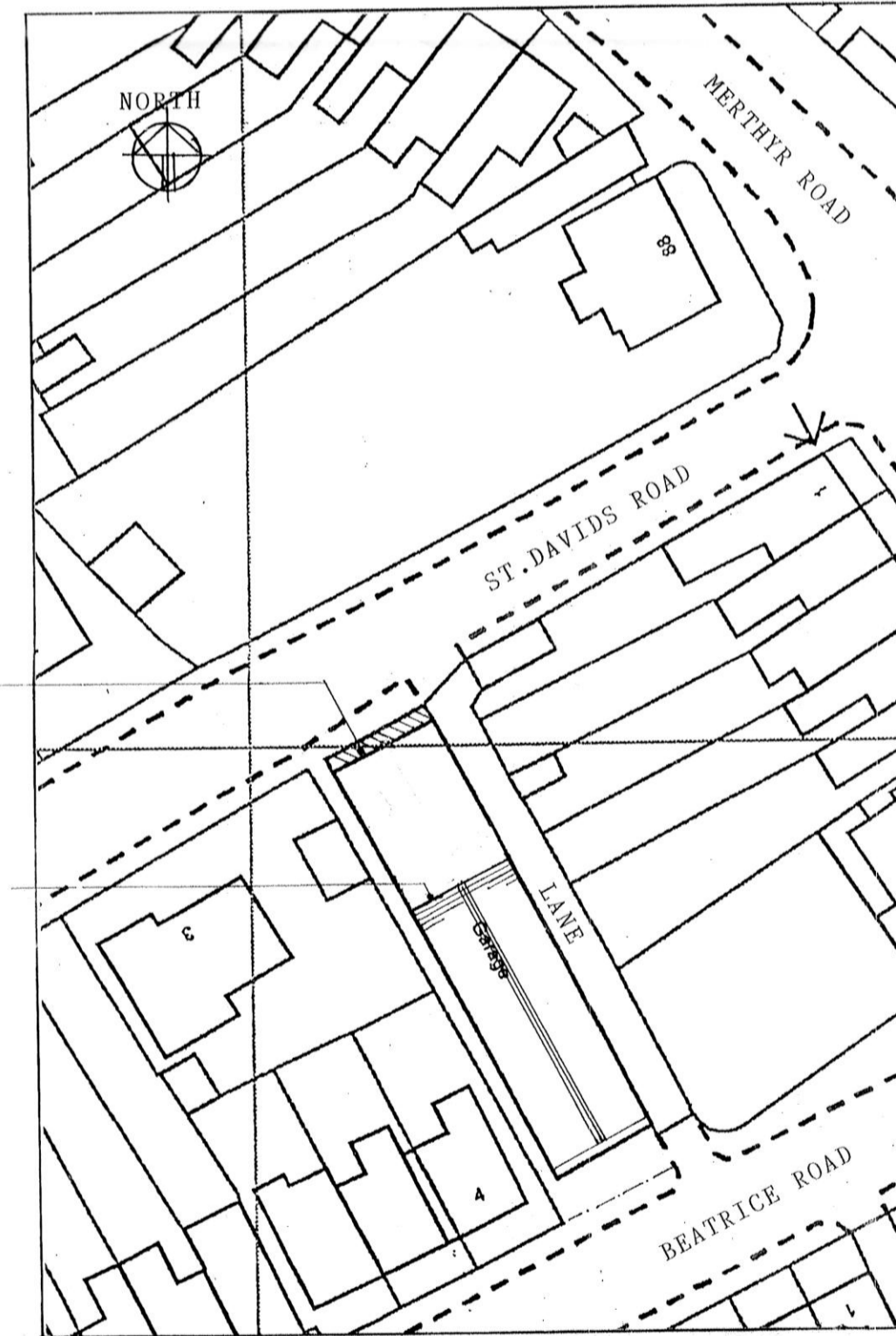
3 ST. DAVIDS ROAD

Refer to test bay layout on this drawing for further details.



LAYOUT OF TEST AREAS 1 + 2

NOT TO SCALE

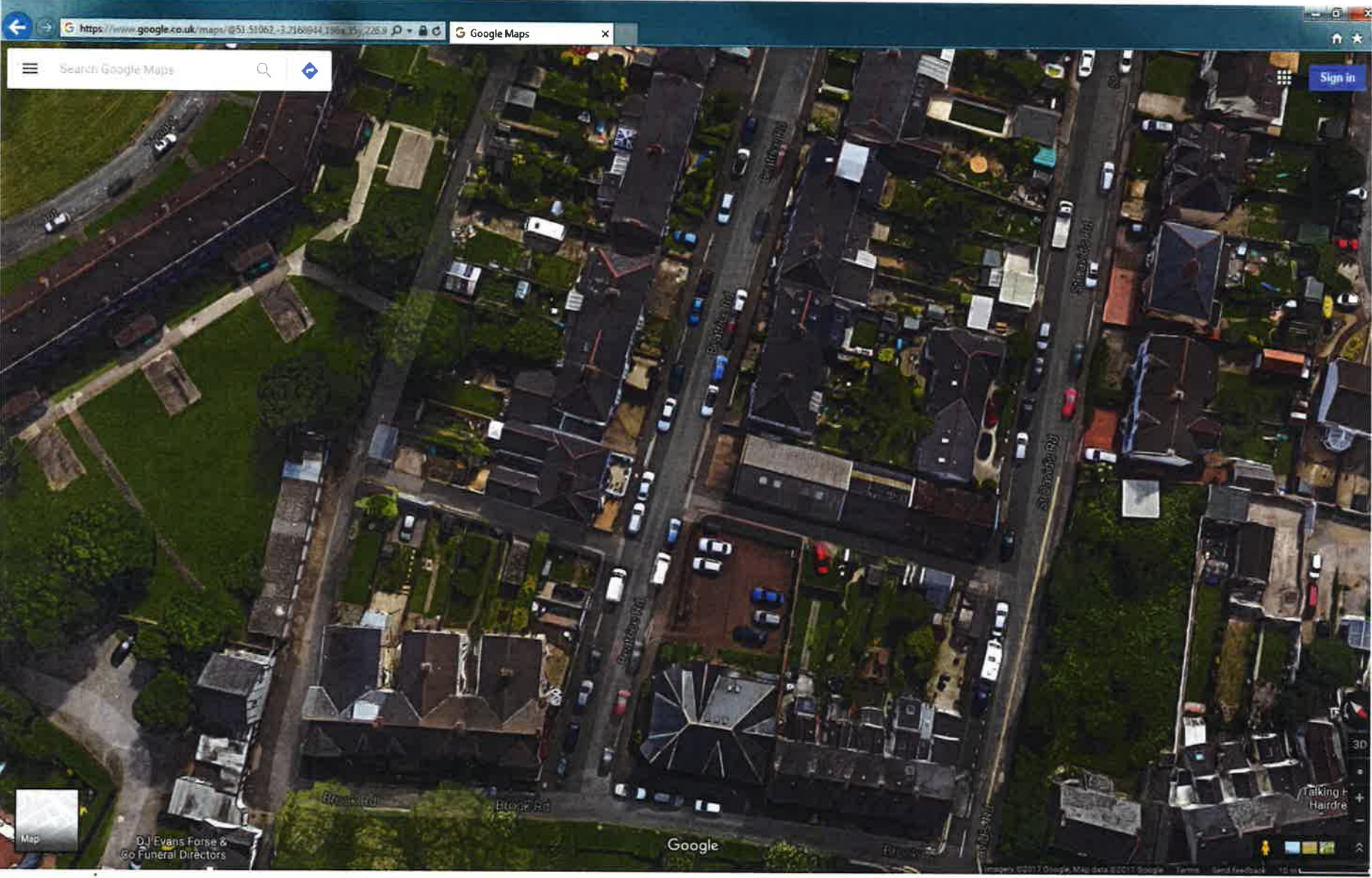


BLOCK PLAN

SCALE 1:500

17 / 00906

Revisions _____
Proposal
Alterations and extension
Address
Central Garage
St. Davids Road
Whitchurch
Cardiff
Classification
Proposals
Drawing Number
1015(02)17



D.J Evans Forse &
Go Funeral Directors

Google

Talking Hairdre

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