

COMMITTEE DATE: 18/09/2019

APPLICATION No. **19/00998/MNR** APPLICATION DATE: 26/03/2019

ED: **LISVANE**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Woods

LOCATION: WESTWINDS, 4 HEOL Y DELYN, LISVANE, CARDIFF, CF14 0SQ

PROPOSAL: DEMOLITION OF THE EXISTING 5-BED DETACHED BUNGALOW AND OUTBUILDINGS AND ERECTION OF 1 NO. 4-BED DETACHED HOUSE AND 2 NO. 4 BED SEMI-DETACHED HOUSES, ONE DOUBLE GARAGE AND REAR GARDEN ROOMS

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:

Drawing nos. P02 rev A, P05A, P06A, P07A, P08A, P11, P12

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 building above foundation level, details of the external finishing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

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

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

5. No equipment, plant or materials shall be brought onto the site for the

purpose of development until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, hard surfacing materials, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The landscaping shall be carried out in accordance with the approved design and implementation programme.

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

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

Replacement planting shall take place during the first available planting season to the same specification approved in discharge of landscaping condition 5 unless the LPA gives written consent to any variation.

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

7. 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 and hedges within and bounding the site, and existing structural planting or areas designated for new structural planting.

- A finalised Tree Protection Plan (TPP) in the form of a scale drawing showing the 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.

8. 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), there shall be no extension or roof alteration of the dwelling houses hereby approved.

Reason: To ensure that the privacy of adjoining occupiers is protected and to retain adequate amenity space for future occupiers in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no further windows shall be inserted in the dwellings hereby approved.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy 2.24 of the Deposit Cardiff Unitary Development Plan.

10. The first floor windows in the side elevations of the dwelling units hereby approved and the en-suite bathroom window in the rear elevation of the dwelling at plot 3 shall be non-opening below a height of 1.7 metres above internal floor level, glazed with obscure glass and thereafter be so retained at all times.

Prior to the commencement of development of the dwelling house at plot 3, further details of the proposed vertical louvres in front of the bedroom 2 shall be submitted to and approved by the Local Planning Authority. The louvres shall be installed prior to the beneficial occupation of the dwelling and there after shall be retained at all times.

The proposed roof-light in the rear roof plane of the dwelling at plot 3 shall be constructed such that its lower sill level is a minimum of 1.7 metres above the internal floor level and thereafter be so retained.

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

11. 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.

12. 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 2.63 of the Cardiff Unitary Development Plan.

13. 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.

14. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme to be submitted shall:
 - a. include the results of an infiltration assessment, undertaken in accordance with BRE365 guidance, into the site's potential for the use of infiltration SuDS,

- b. include a Design Statement which shall explain the operation of the surface water drainage scheme, outline constraints, identify assumptions/limitations, confirm available data, confirm design criteria, provide information about the measures taken to prevent pollution of the receiving groundwater and/or surface waters and demonstrate compliance with CIRIA C753;
- c. include design details in support of any surface water drainage scheme, including layout plans and cross section drawings, network details, details of any attenuation system and outfall arrangements, and overland flow and modified/ exceedance flow route plans
- d. include supporting calculations, which shall demonstrate the performance of the drainage system for a range of return periods and duration inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus 30% allowance for climate change return periods, demonstrate the proposed allowance for exceedance flow and associated overland flow routing, and demonstrate the structural integrity of all elements under anticipated loading conditions over the design life of the development;

The scheme shall be implemented in accordance with the approved details prior to the occupation of the development.

Reason: To decrease the risk of flooding elsewhere and prevent hydraulic overload of the public sewerage system in accordance with Policy EN14: Flood Risk of the Cardiff Local Development Plan and to prevent pollution in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

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

Reason: To decrease the risk of flooding elsewhere and prevent hydraulic overload of the public sewerage system in accordance with Policy EN14: Flood Risk of the Cardiff Local Development Plan and to prevent pollution in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

16. No development shall take place until infiltration testing in accordance

with BRE365 guidance has been completed and the results submitted to and approved in writing by the Local Planning Authority. Where groundwater is encountered, a proportionate groundwater assessment, including for long term seasonal monitoring, shall be undertaken to identify the likely risk of groundwater flooding and a scheme to manage and mitigate the risk associated with flooding from this source shall be submitted to and approved in writing by the LPA . The scheme shall be implemented in accordance with the approved details prior to the occupation of the [buildings/dwellings/development].

Reason: To decrease the risk of flooding elsewhere and prevent hydraulic overload of the public sewerage system in accordance with Policy EN14: Flood Risk of the Cardiff Local Development Plan and to prevent pollution in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

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

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

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

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

19. Notwithstanding the submitted details, prior to commencement of development, final plans showing the proposed floor levels of the dwellings and access road in relation to the existing ground level and the finished levels of the site shall be submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

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

20. The existing vehicular access onto Heol y Delyn, located at the eastern end of the site, shall be blocked up prior to the beneficial use of the development, in accordance with details that shall be submitted to and approved by the Local planning authority.

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.

RECOMMENDATION 2: To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

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

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

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

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

RECOMMENDATION 4: The applicant is advised to secure the consent of

the Operational Manager, Asset Management (via 'highwaysnetworkmanagement@cardiff.gov.uk') prior to undertaking any works within the adopted highway in relation to the proposed crossover.

RECOMMENDATION 5: The applicant is advised that developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team on 029 20717500. With regard to demolition, as mentioned in section 3.11 of the Council's Waste Collection and Storage Facilities Supplementary Planning Guidance, it is considered best practise to have a Site Waste Management.

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

It is recommended that the developer engages in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such is offering a free pre-application service for the first year. To arrange discussion regarding this please contact SAB@cardiff.gov.uk If you require further information please review: <https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>

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

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

RECOMMENDATION 7: 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.

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,08451300228

RECOMMENDATION 8: The applicant is advised that the development falls within a radon affected area and may require basic radon protective measures, recommended for the purposes of the current Building Regulations.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Heol y Delyn (Westwinds) is a detached bungalow which occupies a relatively large plot on the northern side of the street. Planning permission is sought to demolish the existing dwelling and construct 3no.houses on the site.
- 1.2 As initially submitted, planning permission was sought to redevelop the site with 3no.detached houses. Following discussions with the agent, the scheme has been revised with a view to achieving a more acceptable form of development having regard to the relationship with neighbouring occupiers. The amended scheme proposes a single detached dwelling and a pair of semi-detached houses. The units are of traditional form with pitched/hipped roofs and gable projections on the front elevations. Proposed materials comprise rough coursed stone, render, tile hanging and facing brick with cement fibre roof tiles.
- 1.3 The proposed dwelling occupying the easternmost plot (plot 3) is shown to be sited between 1.2 metres and 2.0 metres from the boundary with the rear garden of the neighbouring property at no.2 Llwyn y Pia Road and between 14.0 metres and 15.0 metres from its rear elevation. The ridge height of this unit has been reduced by approximately 0.5 metres (to a height of 8.0 metres) compared to the ridge height of the dwelling originally proposed for the plot and the design of the roof has been revised from a pitch to a hip arrangement to reduce the massing of the building. The eaves height has also been marginally lowered, and, in combination with the proposed finished levels of the dwelling, the submitted section drawing shows that the eaves height of the unit would rise approximately 3.95 metres above the level of the neighbours' rear garden.
- 1.4 At its closest point, the front elevation of the proposed dwelling is shown to be sited approximately 8.0 metres from north western corner of the amenity area at the rear of no.2 Heol Y Delyn. To address overlooking issues, vertical louvres will be introduced in front of the proposed first floor bedroom window positioned near the boundary to deflect outlook away from the neighbouring properties. At the rear of the proposed unit, the window nearest to the boundary with the rear gardens of nos.2 and 4 Llwyn y Pia Road will serve a bathroom and the proposed roof light in the rear roof plane has been positioned at high level.

- 1.5 The proposed unit at plot 1 is shown to be sited between 1.5 metres and 2.0 metres from the boundary with no.6 Heol y Delyn which adjoins the application site to the west. This distance has been increased from that originally proposed permitting the retention of the hedge along this boundary. The height of the unit has also been reduced by approximately 0.5 metres (to a height of 8.0 metres) compared to the ridge height of the dwelling originally proposed for the plot.
- 1.6 Some accommodation is proposed in the roof space of each unit, illuminated by roof lights.
- 1.7 The proposed dwellings are shown to be sited between 14.0 metres and 15.0 metres from the rear garden boundaries of nos.3, 5 and 7 Cotswold Avenue which adjoin the application site to the north. The hedge along this boundary is indicated to be retained and proposed 'garden rooms' shown on the original layout plan next to the hedge have been replaced with smaller garden sheds.
- 1.8 The proposed dwellings occupy a central position within the site, to the rear of the existing bungalow and between 16.0 metres and 26.0 metres from the back edge of footway. They are set at a slight angle from the staggered building line along Heol y Delyn to the west. The area to the front of the proposed dwellings comprises a mixture of gardens, driveway/parking spaces together with a double garage sited next to the boundary with no.2 Heol y Delyn.
- 1.9 The proposed development will be accessed by modifying and widening the existing entrance next to the boundary with no.6 Heol y Delyn. The low stone boundary wall and hedge along to the back edge of footway is shown to remain and the opening next to the boundary with no.2 Heol y Delyn is proposed to be blocked up. A triangular area between the proposed garage and footway is shown as a soft landscape area.

2. **DESCRIPTION OF SITE**

- 2.1 4 Heol y Delyn is a detached bungalow with some accommodation contained in its pitched roof. It occupies a relatively large plot sited on the northern side of the street.
- 2.2 The dwelling has a crossover access from the highway to a parking space located on the western side of its frontage. There is also an access into the site from Heol y Delyn on the eastern side of the property which is enclosed by a metal barrier. The access is located behind the western end of a layby/bus stop where parking is restricted by double yellow lines.
- 2.3 To the west of the site, the property adjoins the side boundary of 6 Heol y Delyn; a two storey dwelling with a flat roofed single storey element located nearest to the boundary. To the east, part of the site adjoins the boundary with no.2 Heol y Delyn. This is a single storey property which is primarily in residential use but also incorporates a small pharmacy.
- 2.4 The remainder of the site backs onto the rear gardens of other residential properties at nos. 2 and 4 Llwyn y Pia Road and nos. 3, 5 and 7 Cotswold Avenue.

The site is enclosed by a mixture of walls, fencing and screen hedging. The rear and side garden is primarily grassed with various shrubs also evident.

- 2.5 There is a relatively gentle rise in ground levels across the site from south to north. A small garage/outbuilding occupies the north eastern corner of the garden.
- 2.6 The two storey houses along Heol y Delyn to the west of the application site appear as semi-detached units, all be it linked at ground floor level. The exception to this is the neighbouring dwelling at no.6 which although linked to no.8 at ground floor level appears as a detached unit.

3. **SITE HISTORY**

- 3.1 18/02563/MNR: Adaptation and extension of existing property into 2no.dwellings. Granted: 24th January, 2019.
- 3.2 18/02130/MNR: Demolish garage in rear garden and construct three bedroom detached house at the rear of the existing dwelling. The application was withdrawn prior to determination.
- 3.3 89/02123N: Outline planning application for detached bungalow refused December, 1989, for the following reason:
- 1. The proposed development is considered to be back land tandem development which would, by virtue of the size and location of the plot, result in a congested form of development which would be likely to detract from the amenities reasonably expected to be enjoyed by the occupiers of adjoining residential properties.*
- 3.4 88/01693/N: Outline planning application for detached bungalow refused, October 1988, for the following reason:
- 1. The proposed development is considered to be back land tandem development which would, by virtue of the size and location of the plot, result in a congested form of development which would be likely to detract from the amenities reasonably expected to be enjoyed by the occupiers of adjoining residential properties.*
- 3.5 88/00419/N: Planning application for detached dwelling refused, April 1988, for the following reason:
- 1. The proposed development is considered to be back land tandem development which would, by virtue of the size and location of the plot, result in a congested form of development which would be likely to detract from the amenities reasonably expected to be enjoyed by the occupiers of adjoining residential properties.*
- 3.6 78/01503: Bungalow in rear garden. Application refused in September, 1978 for the following reason and subsequently dismissed at appeal:

1. The proposed development is considered to be back land tandem development which would, by virtue of the size and location of the plot, be likely to be a congested form of development which would be likely to detract from the amenities reasonably expected to be enjoyed by the occupiers of adjoining residential properties.

- 3.7 75/01439: Erection of dwelling and garage. Application refused in November, 1975 for the following reason and subsequently refused at appeal:

1. The proposed development is considered to be back land tandem development which would, by virtue of the size and location of the plot, be likely to be a congested form of development which would detract from the amenities reasonably expected to be enjoyed by the occupiers of adjoining residential properties.

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

Criterion x. advises that all new development should ensure no undue effect on the amenity of neighbouring occupiers and should connect positively to surrounding communities.

KP8: Sustainable Transport

KP 15: Climate Change

EN7: Priority Habitats and Species

EN8: Trees, Woodlands and Hedgerows

EN11: Water Sensitive Design EN14 Flood Risk

EN13: Air, Noise, Light Pollution and Land Contamination

T5: Managing Transport Impact

W2: Provision for Waste Management Facilities in Development

H3: Affordable Housing

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

- 4.3 Planning Policy Wales Edition 10 (2018):

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager Transportation raises no objections to the amended plans on highway safety or parking grounds subject to appropriate car/cycle parking conditions and an informative relating to work within the adopted highway in relation to the proposed widened crossover.
- 5.2 Shared Regulatory Services: Pollution Control (Contaminated Land Team): The Officer requests conditions and informatives relating to radon gas protection and contamination/unstable land advice.
- 5.3 The Operational Manager (Drainage Management) requests conditions 14, 15, 16 and informative 6.
- 5.4 The Operational Manager Waste advises that the proposed dwellings 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 Officer advises 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.

- 5.5 The Council's Ecologist recommends an advisory note relating to roosting bats.
- 5.6 The Housing Development Officer advised that in accordance with Local Development Plan Policy H3: Affordable Housing, an affordable housing contribution of 20% of the 3 units (0.6 units of a 4 bed unit) should be sought on the site. The Officer advised that although the priority is for on-site affordable housing in the form of affordable rented accommodation, given the proposed design/configuration of the scheme, a financial contribution of £85,990, calculated in accordance with the formula in the Council's Planning Obligations SPG, would be acceptable. The Officer has provided housing need/waiting list figures in support of the request.

In response to this request, the agent has submitted a viability appraisal of the scheme which has been reviewed by the District Valuer (DVS) on the Council's behalf. The Valuer's appraisal concludes that the proposed scheme would not achieve a competitive return that falls within an acceptable profit range if the planning obligation payment was to be required.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water/Dwr Cymru notes that this application was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore all drainage proposals which intend to communicate to

the public sewer or have drainage implications will be assessed under the SAB application process.

It understands that the intention is to drain both foul and surface water to the mains sewer. In the absence of a SAB consent or surface water strategy in which an assessment is undertaken to explore the potential to dispose of surface water by sustainable means, the Company comments that it cannot support the application in full.

The Company advises that the site may be crossed by a public sewer and recommends that the applicant contact them commission a sewer location survey. If the presence of a public sewer is confirmed, a protection zone of 3 meters either side shall be maintained and suitably demonstrated by submission of a drawing.

Notwithstanding this advice, the Company advises that if the Council is minded to grant planning permission, the following condition and advisory note is requested:

Condition

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Note

In accordance with Schedule 3 of the Flood and Water Management Act 2010, this proposed development may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is recommended that the developer engage in consultation with Cardiff Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

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.

7. REPRESENTATIONS

- 7.1 Councillor Walker, having looked at the plans and knowing the site well, is of the view that the proposal is a clear overdevelopment of a plot formerly occupied by a bungalow. He considers that it will also be unneighbourly to those living close by. The location of the 'squeezed in' shared garage reinforces this view. The Councillor requests that the application be reported to Committee if the recommendation is to approve.
- 7.2 Lisvane Community Council objects for the following reasons:
- i) *The plot would be substantially over-developed when compared with neighbouring properties in Heol Y Delyn..*
 - ii) *The visual impact is such that by virtue of 3 narrow houses being squeezed into a one house, the whole development would look completely out of character for Lisvane which is generally an area of low density housing.*
 - iii) *Only one double garage would be provided for 3 x 4 bed houses which LCC considers is wholly inadequate and makes no provision for visitor parking. The location already has severe parking issues as the property is next to a bus stop, Pharmacy and busy Memorial Hall. Cars regularly overflow from Plas Y Delyn (across the road) where the Police have been issuing warning notices for pavement parking.*
 - iv) *This property has a history of unsuccessful planning applications where a bungalow request was declined in 1988 and an appeal dismissed. More latterly, a planning application for a 3 bed property in the rear garden was withdrawn in 2018 following several objections from LCC and neighbours.*
 - v) *Section 23 of the application form states that there has been no consultation with neighbours and the local community. LCC finds that disappointing and would expect planning applicants to seek and consider the views of local and affected residents.*
- 7.3 The occupier of 5 Cotswold Avenue objects to the application stating that the density of proposal is excessive and would be a major intrusion on the privacy of the occupiers of 2 Llwyn y Pia Road (Vicarage). The alignment of the proposed buildings is well behind the building of adjacent properties on Heol Delyn .The development will have a severe impact on the amenities and privacy of surrounding properties.
- 7.4 The occupiers of 4 Llwyn y Pia Road object to the application on the following

grounds (summary):

- i) Overdevelopment of the plot;
- ii) The building line does not follow the Heol y Delyn frontage such that the proposed dwellings fall back into line with the southern boundary of no.4 Llwyn y Pia Road which would cause noise, disturbance and an unacceptable invasion of privacy ;
- iii) The substantial height of the proposed dwellings will impose on the privacy;
- iv) The gable end of the easternmost dwelling will be within 1.0 metre of the boundary of no 2. Llwyn y Pia Road and would dominate this property and adjoining properties;
- vi) The development, including the proposed 'garden rooms' will generate considerable noise and disturbance detracting from the reasonable enjoyment of neighbouring gardens.

7.5 The occupiers of 6 Heol y Delyn object to the application which they consider will be detrimental to the privacy, quietness and amenity that they, and all those living in the surrounding dwellings, have long enjoyed. They consider that the proposed development should be regarded as unacceptably congested and unneighbourly and believe that the application should be refused for the following reasons:

- i) The proposed building site is very near to several dwellings on Heol y Delyn, Llwynypia Road and Cotswold Avenue.
- ii) The building of three large detached properties, three garden rooms and a double garage, where one bungalow was located on the site, will inevitably be detrimental to the privacy, quiet, amenity and happiness of all residents in the surrounding houses.
- iii) The proposed properties are out of character and line with other buildings in Heol y Delyn.
- iv) The hedges between neighbours' houses and the proposed large dwellings offer only limited cover; acceptance of the proposal would result in a loss of privacy, especially as the proposed buildings are located further back from the road, overlooking most of the properties nearest to them.
- iv) Inadequate parking provision for the locality where there is limited street parking, little public transport, and a bus stop opposite the proposed development.

7.6 The occupier of 5 Cotswold Avenue objects to the application on the following grounds:

- ii) The density of the scheme is excessive and out of character with adjoining properties;
- iii) The scheme does not follow existing building lines and extends deeply into the rear garden;
- iv) The proposed garden rooms will impact on the enjoyment of the garden of no.5 Cotswold Ave;
- v) The height of the development will detract from the privacy currently enjoyed.

7.7 The occupier of 9 Cotswold Avenue objects to the application on the following

grounds:

The proposed houses, garden rooms and garage are closer to surrounding properties than the existing bungalow and will detract from the privacy, quiet and amenity of residents. The scheme is considered an unneighbourly overdevelopment.

7.8 The occupier of 3 Cotswold Avenue objects to the application on the grounds that the height of the proposed houses will severely impact on privacy in the garden of no.3. The occupier states that she is disabled and that her garden serves as a haven of peace and calm and feels that this will be severely impacted if this building work is allowed.

7.9 The occupier of 2 Heol y Delyn objects to the application on the following grounds (summary):

The proposal will overlook the rear garden and windows at 2 Heol y Delyn resulting in a significant invasion of privacy, noise and disturbance.

Parking/traffic concerns. 3no. additional dwellings in such a small area will place another strain on parking for users and staff of the adjacent pharmacy.

There are no other three storey houses in the vicinity. The proposed development will affect negatively affect many houses which surround the site.

7.10 The occupiers of 7 Cotswold Avenue object to the application on the following grounds (summary):

The objections received from interested and affected parties, including all the other home owners who are adjacent to the property in question, in terms of noise, light, loss of privacy, increased traffic/car issues etc. are supported.

The occupiers are shocked at the scale of the latest proposal and comment that the repeated unwanted planning applications have caused considerable stress, particularly for their elderly neighbours.

The proposal involves the shoe-horning of three totally out of character houses onto the site which will negatively affect the community.

7.11 Neighbouring occupiers and the Local Member have been notified of amended plans. The following additional representations have been received:

7.12 Councillor Walker reiterates his objections to the application.

7.13 The occupier of 5 Cotswold Avenue objects to the amended plans which are still considered to represent an overdevelopment of the site and reiterates the previous comments submitted.

7.14 The occupier of 4 Llwyn y Pia Road objects to the amended plans on the following grounds (summary):

- i) Gross over development of the plot;
- ii) The building line does not follow the Heol y Delyn frontage. Plots 2 and 3 are now even further back from the road than the original proposal. This in itself presents a gross intrusion into the privacy and enjoyment of all adjoining properties.
- iii) The gable end of the easternmost property will dominate no.2 Llwyn y Pia Road and adjoining properties.
- iv) The substantial height of the proposed dwellings will impose of the privacy of neighbouring properties.
- vi) The density of the scheme is out of keeping and will generate considerable noise and disturbance detracting from the enjoyment of neighbours.

7.15 The occupier of 7 Cotswold Avenue objects to the amended plans on the following grounds (summary):

The amended plans do not alleviate the numerous issues raised by previous applications to develop this property in the manner proposed, including loss of amenity to neighbours, privacy, noise, traffic, parking, housing density, etc.

The impact of the latest amended plans, in some elements, increases the detrimental effect to the neighbourhood and in particular the privacy of families living adjacent to the site.

The occupier queries whether the timescale for re-consulting neighbours, particularly during August when people might be away and therefore precluded from being informed in time of the latest updates in regard to the application.

7.16 The occupier of 2 Heol y Delyn refer to the history of previous planning applications at the site and remain totally opposed to the current application, reiterating the objections contained in previous letters.

7.17 The occupier of 9 Cotswold Avenue objects to the application which is considered to detract from the privacy, quiet and amenity of residents.

7.18 The occupiers of 6 Heol y Delyn reiterate their objections to the application which they consider will be very detrimental to the privacy, quietness and amenity that they and those living in the surrounding dwellings have long enjoyed. They believe that the application should be refused for the reasons previously outlined (refer to paragraph 7.5). In addition they strongly object to the proposed side door in the dwelling at plot 1 on privacy grounds.

8. **ANALYSIS**

8.1 Planning permission is sought to demolish the existing dwelling and construct 3no.houses on the site. As initially submitted, permission was sought to redevelop the site with 3no.detached houses. Following discussions with the agent, the scheme has been revised with a view to achieving a more acceptable form of development on the site. The amended scheme proposes a single detached dwelling and a pair of semi-detached houses.

8.2 The main planning issues are considered to relate to:

- (i) the effects of the proposed development on the character and appearance of the street scene and the general amenities of neighbouring occupiers;
- (ii) whether the proposed development will provide an acceptable living environment for prospective occupiers;
- (iii) parking/transportation;
- (iii) affordable housing;

8.3 Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan states that... *all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by (inter alia):*

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

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

8.4 Planning Policy Wales 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.*

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

8.6 At paragraph 3.5 the SPG states that:

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

8.7 At paragraph 3.8 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.

8.8 At paragraph 4.3 the SPG states that:

It should be demonstrated that the size and type of external amenity space is appropriate to the type of development and to the urban grain of the area.

8.9 At paragraph 4.11 the SPG states that:

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

- 8.10 With regard to the effect of the proposed development on the character and appearance of the street scene, the Infill sites SPG advises that development should seek to respond to the prevailing building line created by the main frontages of houses, taking into account how the buildings are set back from the street scene and any rhythm of existing development or protrusions.
- 8.11 The proposed dwellings occupy a central position within the site between 16.0 metres and 26.0 metres from the back edge of footway. They are set at a slight angle from the staggered building line along Heol y Delyn to the west but not in manner that would harm the character of the street scene along this part of the road. The individual houses are well designed being of traditional form with pitched/hipped roofs and gable projections on the front elevations.
- 8.12 The area to the front of the proposed dwellings comprises a mixture of gardens, driveway/parking spaces together with a double garage sited next to the boundary with no.2 Heol y Delyn. The low stone boundary wall and hedge along to the back edge of footway is shown to remain and the proposed layout provides sufficient space to provide soft landscaping including tree planting.
- 8.13 In this instance, it is not considered that there are overriding grounds to resist the proposed development on the basis of its appearance in the street scene. Neither is it considered that the subdivision of the site to form three plots would result in an unacceptable overdevelopment of the site. The provision 3no.dwelling units and represents a gross density of approximately 24 dwelling units per hectare. This is not considered to be an intensive level of development assessed against current standards and neither is it considered that the proposed development has been 'squeezed' onto the site such that future occupiers would experience a poor living environment.
- 8.14 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 50m² overall but generally reflect that which is characteristic of the surrounding area'*. The proposed rear gardens, measuring between 100 sq. metres and 150 sq. metres exceed the Council's minimum guidelines and are comparable in size to many other gardens in the vicinity.
- 8.15 Neighbouring occupiers are concerned that the proposed development would have an overbearing effect on the adjoining properties and that there would be unacceptable overlooking issues. The likely impact of the proposed development on the living conditions of neighbouring occupiers has been carefully considered.
- 8.16 The proposed dwelling occupying the easternmost plot (plot 3) is shown to be sited between 1.2 metres and 2.0 metres from the boundary with the rear garden of the neighbouring property at no.2 Llwyn y Pia Road and between 14.0 metres and 15.0 metres from its rear elevation .The ridge height of this unit has been reduced

by approximately 0.5 metres (to a height of 8.0 metres) compared to the ridge height of the dwelling originally proposed for the plot and the design of the roof has been revised from a pitch to a hip arrangement to reduce the massing of the building. Furthermore, the eaves height has also been lowered, and, in combination with the proposed finished levels of the dwelling, the submitted section drawing shows that the eaves height of the unit would rise approximately 3.95 metres above the level of the neighbours' rear garden. This compares to a conventional eaves height for a two storey dwelling of approximately 5.0 metres.

- 8.17 At its closest point, the front elevation of the proposed dwelling is shown to be sited approximately 8.0 metres from north western corner of the amenity area at the rear of no.2 Heol Y Delyn. To address overlooking issues, vertical louvres will be introduced in front of the proposed first floor bedroom window positioned near the boundary to deflect outlook away from the neighbouring properties. At the rear of the proposed unit, the window nearest to the boundary with the rear gardens of nos.2 and 4 Llwyn y Pia Road will serve a bathroom conditioned to be obscurely glazed and the proposed roof light in the rear roof plane has been positioned at high level.
- 8.18 The proposed unit at plot 1 is shown to be sited between 1.5 metres and 2.0 metres from the boundary with no.6 Heol y Delyn which adjoins the application site to the west. This distance has been increased from that originally proposed permitting the retention of the hedge along this boundary. The height of the unit has also been reduced by approximately 0.5 metres (to a height of 8.0 metres) compared to the ridge height of the dwelling originally proposed for the plot.
- 8.29 The proposed dwellings are shown to be sited between 14.0 metres and 15.0 metres from the rear garden boundaries of nos.3, 5 and 7 Cotswold Avenue which adjoin the application site to the north. The hedge along this boundary is indicated to be retained and proposed 'garden rooms' shown on the original layout plan next to the hedge have been replaced with smaller garden sheds.
- 8.20 Having regard to the siting of the proposed houses in relation to the neighbouring dwellings, the distances separating them and the measures proposed to address overlooking, it is not considered that they would impact unacceptably on light to habitable rooms or privacy, having regard to the Council's guidance on these matter or result in unacceptable overshadowing to the extent that would support refusal of the application on this ground.
- 8.22 The proposed development provides satisfactory off street parking provision and the Operational Manager, Transportation, who has been made aware of residents' concerns, raised no objections on parking or highway safety grounds (refer to section 5.1).
- 8.23 The application has been considered by the Tree Officer and the Council's Ecologist, neither of whom raise objections subject to appropriate conditions/informatives.
- 8.24 The application has been assessed in relation to Local Development Plan Policy H3: Affordable Housing. In accordance with the Policy, an affordable housing

contribution was initially requested by the Housing Strategy Officer. In response to this request, the applicant commissioned a viability assessment for the scheme which has been reviewed by the District Valuer (DVS) on the Council's behalf. The DVS concludes that the development is not deliverable with the provision of the S106 sum sought.

- 8.25 In conclusion, the proposed development, as amended, is considered acceptable on planning grounds and approval is recommended subject to the attached conditions.

OTHER LEGAL CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

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

9.2 *Equality Act 2010*

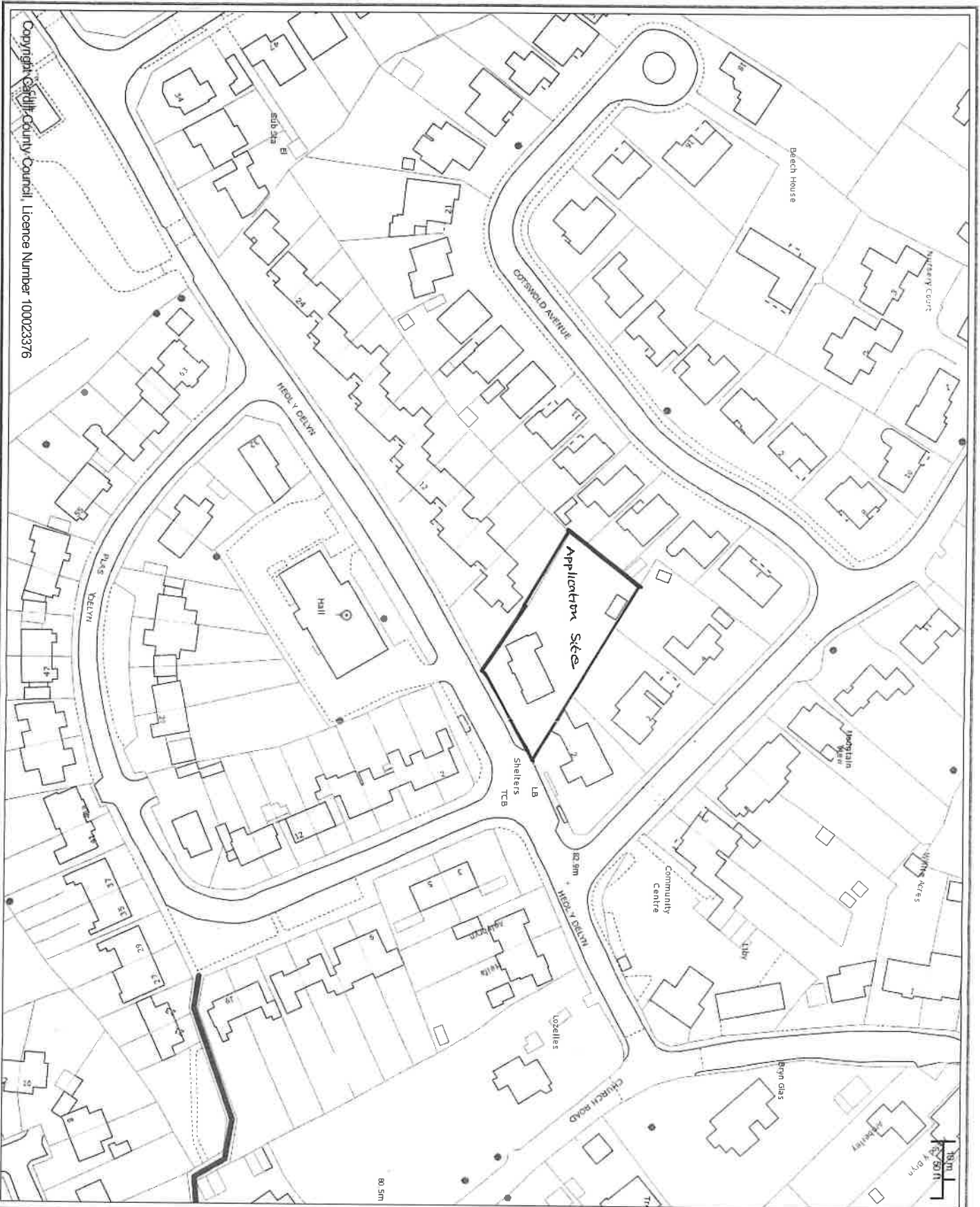
The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in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

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

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

9.4 *Environment (Wales) Act 2016*

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



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Cyngor Caerdydd
Cardiff Council



CHIEF EXECUTIVE

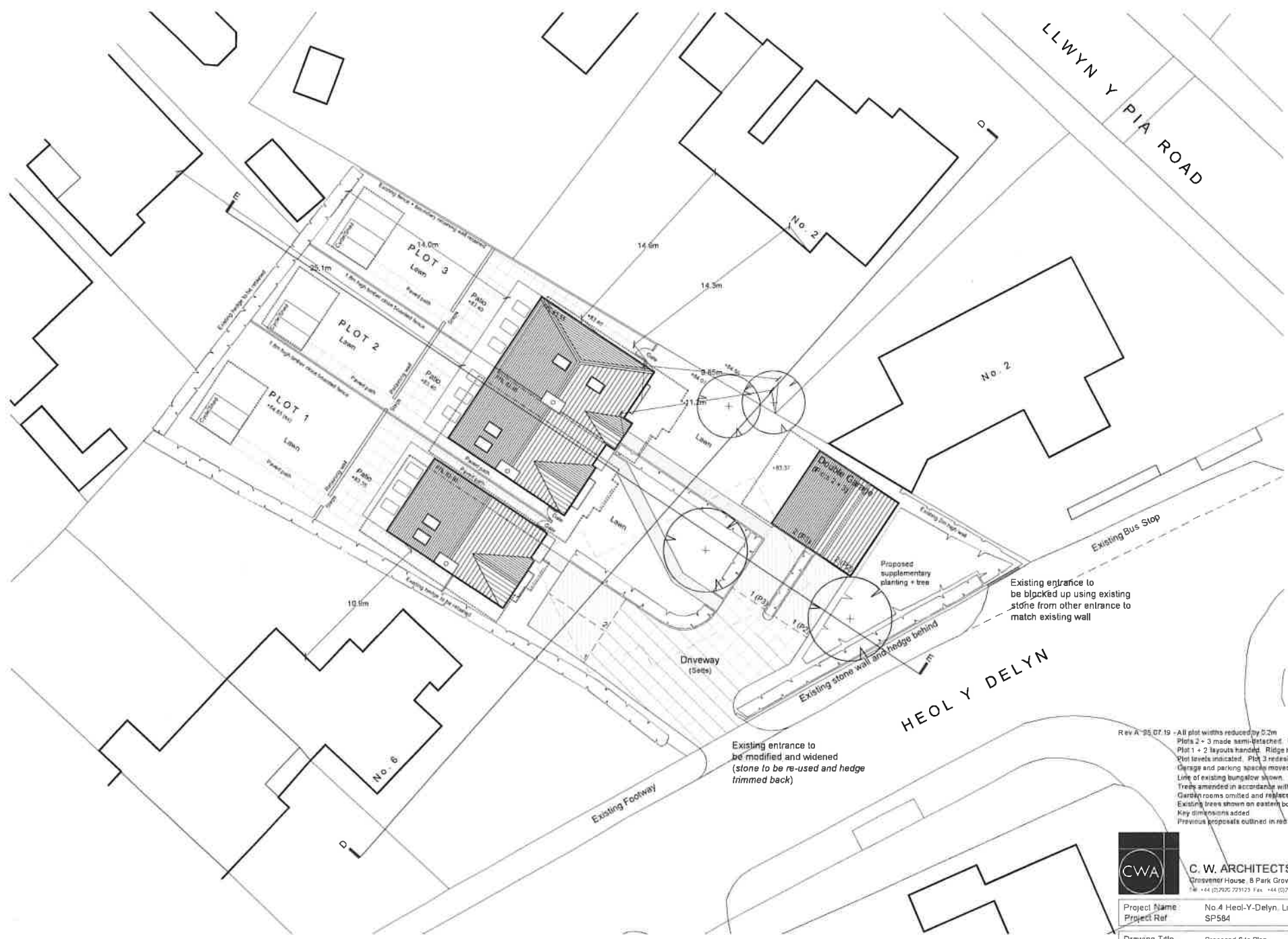
Neuadd y Sir, Glanfa'r Iwerydd CAERDYDD CF10 4UW
Tel: 029 20872088
County Hall, Atlantic Wharf CARDIFF CF10 4UW
Tel: 029 20872087

Title

Scale: 1:1000

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Existing entrance to be modified and widened (stone to be re-used and hedge trimmed back)

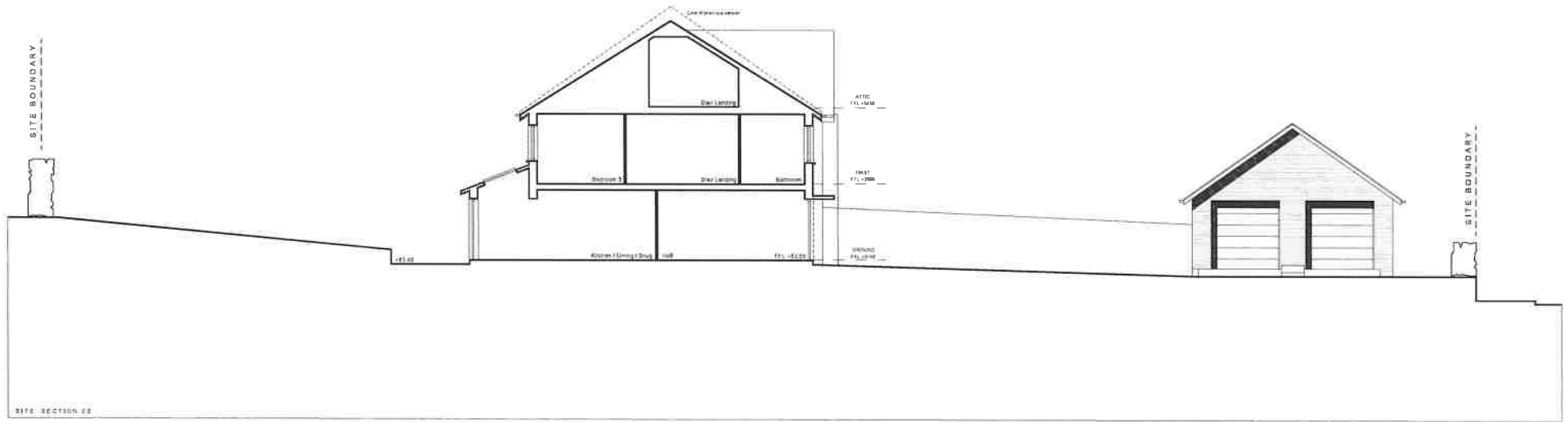
Existing entrance to be blocked up using existing stone from other entrance to match existing wall

Rev A - 25.07.19 - All plot widths reduced by 5.2m
 Plots 2 + 3 made semi-detached. Plots 2 + 3 moved in line with Plot 1
 Plot 1 + 2 layouts handed. Ridge heights reduced by 0.5m
 Plot levels indicated. Plot 3 redesigned internally and externally
 Garage and parking spaces moved away from Plot 3
 Line of existing bungalow shown. Site section lines added
 Trees amended in accordance with Tree Officer comments
 Clergy rooms omitted and replaced with 'standard' sheds
 Existing trees shown on eastern boundary
 Key dimensions added
 Previous proposals outlined in red dashed line



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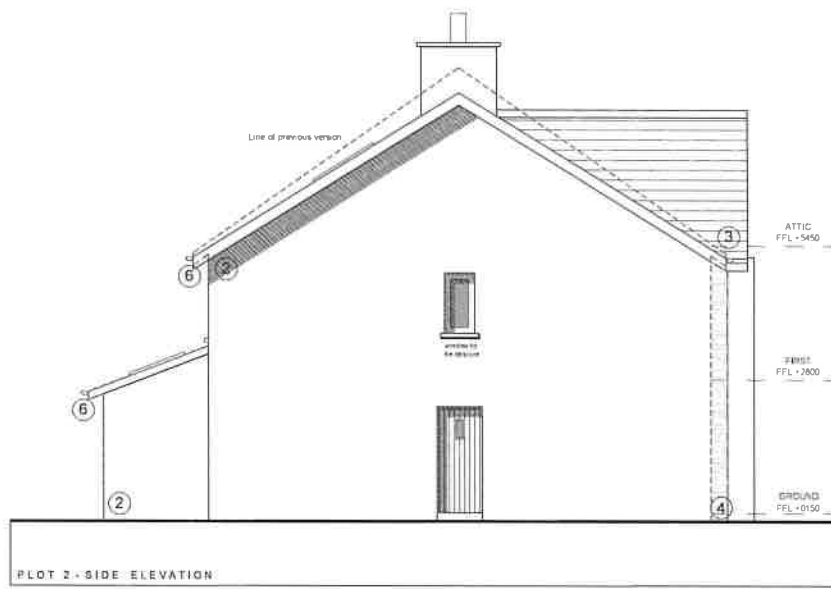
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Project Ref	SP584		
Drawing Title	Proposed Site Plan	Scale	1:250 @ A3
Drawing Number	P02		
Revision	A	Drawn By:	rb
		Date:	Mar 2019



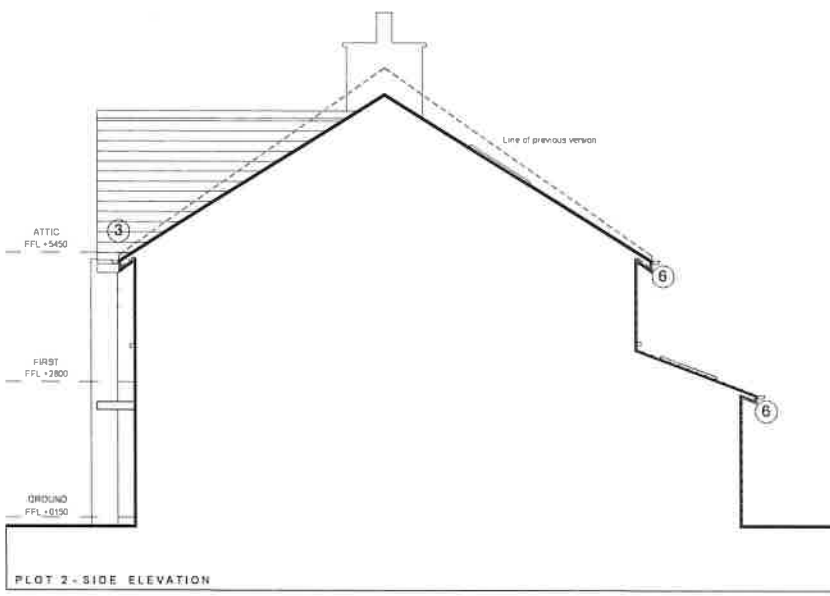
	C. W. ARCHITECTS Ltd Grosvenor House, 8 Park Grove, Cardiff CF10 3BN Tel: +44 (0)208 251173 Fax: +44 (0)208 883877 Email: info@cwarcs.co.uk	
	Project Name Project Ref	No. 4 Heol-Y-Delyn, Llanvane, Cardiff SPS84
Drawing Title Drawing Number	Proposed Site Sections #11	Scale 1:100 @ A2
Revision Planning Quantity Date	01 01 01 01	01 01 01 01



PLOT 2+3 - FRONT ELEVATION



PLOT 2 - SIDE ELEVATION



PLOT 2 - SIDE ELEVATION



PLOT 2+3 - REAR ELEVATION

MATERIALS KEY

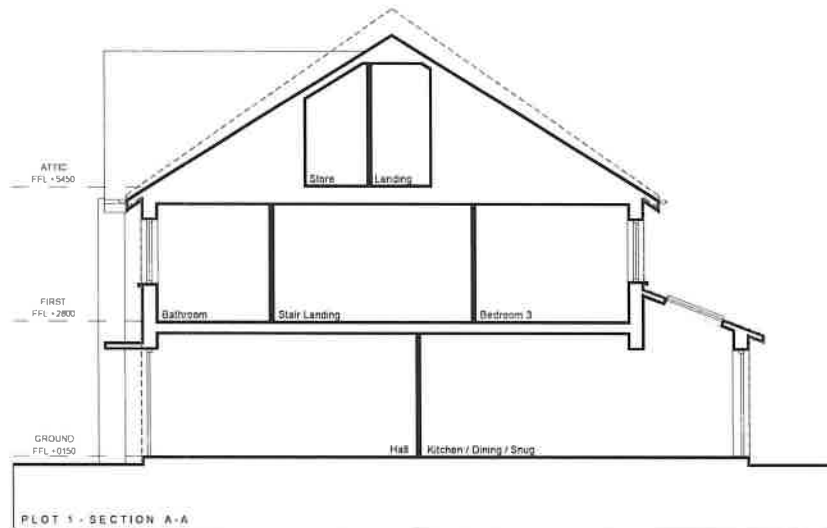
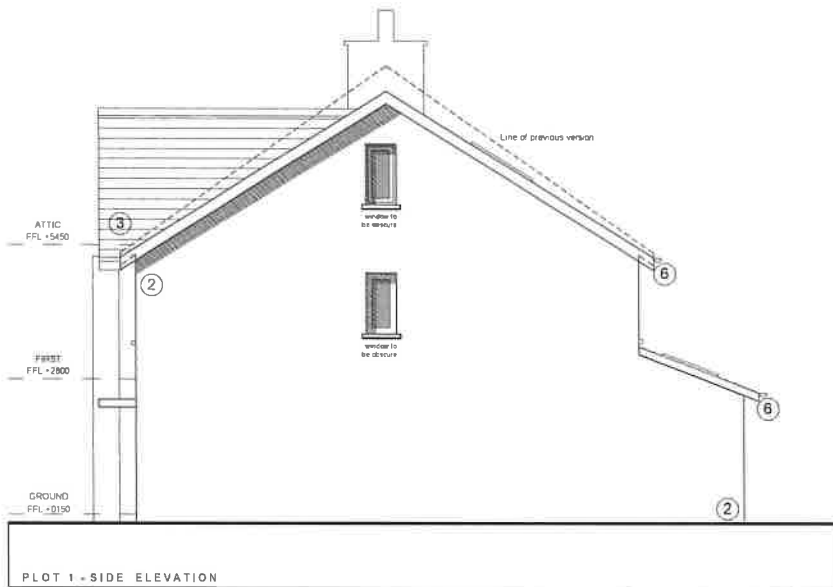
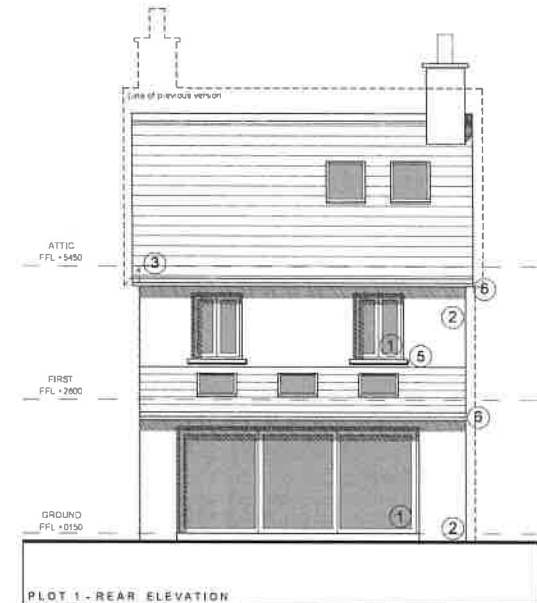
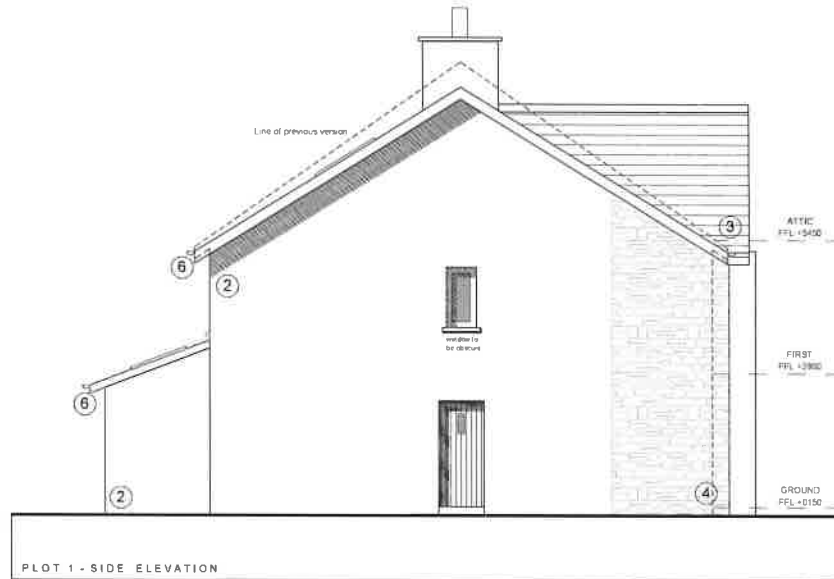
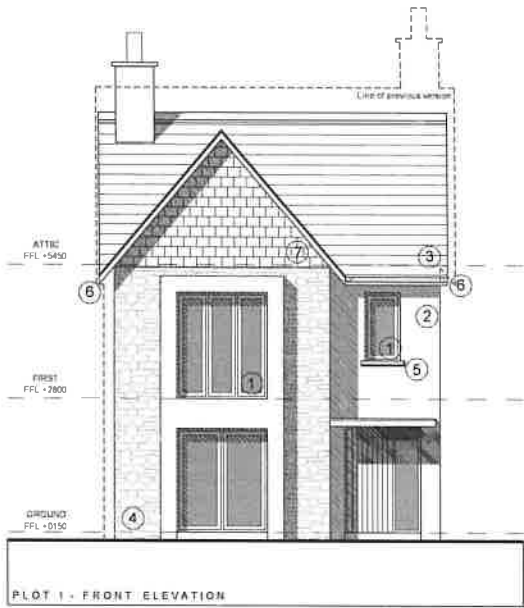
- ① Colour coated doors & windows with clear double glazing
- ② Sand cement render
- ③ Cement fibre roof tiles
- ④ Rough coursed stone
- ⑤ Precast concrete sill / coping
- ⑥ Colour coated barge boards / fascias / soffits & rainwater goods
- ⑦ Tile hanging
- ⑧ Timber privacy louvers (Plot 3 only)

Rev A 25.07.19 - Plots 2 + 3 made semi-detached.
 Plot 3 redesigned internally and externally
 House width reduced by 0.2m
 Plot 2 handed. Ridge height reduced by 0.5m
 Cross section B-B moved to dwg P08
 Side elevation amended - party wall with Plot 3
 Previous proposals outlined in red dashed line



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Project Name	No.4 Heol-Y-Dalyn, Llanvane, Cardiff	
Project Ref	SP584	
Drawing Title	Proposed Elevations - Plots 2 + 3	Scale
Drawing Number	P07	1:100 @ A2
Revision	A	Date: Mar 2019



Rev A 25.07.19 - House width reduced by 0.2m
 Cross section amended
 Ridge height reduced by 0.5m
 Plot handed

MATERIALS KEY

- ① Colour coated doors & windows with clear double glazing
- ② Sand cement render
- ③ Cement fibre roof tiles
- ④ Rough coursed stone
- ⑤ Precast concrete eaves/coping
- ⑥ Colour coated barge boards, fascias, soffits & rainwater goods
- ⑦ Tile hanging
- ⑧ Timber privacy louvers (Plot 3 only)



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Project Name	No. 4 Heol-Y-Dalyn, Llanvane, Cardiff	
Project Ref	SP584	
Drawing Title	Proposed Elevations - Plot 1	Scale
Drawing Number	P06	1:100 @ A2
Revision	A	Drawn by: JS Date: Mar 2019



19/00998



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Project Name :	No.4 Heol-Y-Delyn, Llisvane, Cardiff
Project Ref :	SP584

Drawing Title :	Existing Site Plan	Scale :	1:200 @ A3
Drawing Number :	P01		