

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 16/09/2020

APPLICATION No. **20/00834/MNR** APPLICATION DATE: 19/05/2020

ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Full Planning Permission

APPLICANT: Mr STONE

LOCATION: 66 PARK ROAD, WHITCHURCH, CARDIFF, CF14 7BR

PROPOSAL: GROUND FLOOR AND FIRST FLOOR REAR
EXTENSIONS HIP-TO-GABLE AND DORMER ROOF
EXTENSIONS AND THE CONVERSION INTO 4 FLATS

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.
 - 20-05 (3) Sheet no. 5 – Front Elevation Proposed
 - 20-05 (3) Sheet no. 5a – Rear + Side Elevation Proposed
 - 20-05 (3) Sheet no. 6 – Ground + First Floor Proposed
 - 20-05 (3) Sheet no. 7 – Section Proposed
 - 20-05 (3) Sheet no. 8 – 3D section
 - 20-05 (3) Sheet no. 9 – Site Plan

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

3. Notwithstanding the 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 windows shall be inserted in any wall in the elevations facing 64 and 68 Park Avenue of the extensions hereby approved, other than those hereby approved.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

4. The first and second floor window(s) on the side elevation facing 68 Park Road shall be glazed with obscure glass and non-opening below a height of 1.8 metres above internal floor level and thereafter be so maintained.
Reason: To ensure that the privacy of adjoining occupiers is protected

in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

5. Prior to the beneficial occupation of the flats hereby approved, the secured covered cycle storage facilities shall be provided as shown on plan no. 20-05 (3) Sheet no.5 and Sheet no.9. The cycle storage facilities shall be retained thereafter and used for no other purpose.
Reason: To ensure that secure and under cover cycle parking facilities are provided to encourage other modes of transport over the private car, in accordance with Policy T5 of the Local Development Plan.
6. Prior to the beneficial occupation of the flats hereby approved, details of the bin storage shall for all the flat hereby approved to provide accommodation for general waste, recycling and food waste shall be submitted in writing and approved. The approved details shall be retained for the storage of refuse thereafter.
Reason: To secure an orderly form of development and to protect the amenities of the area in accordance with Policy W2 of the Local Development Plan.
7. The proposed balcony shall be a 'Juliet' balcony/Balconet only, which shall not allow external access out of the doors of the extensions hereby approved.
Reason: To ensure that the privacy and amenities of the occupier of the adjoining properties are protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
8. The external surfaces of the extensions hereby permitted shall match the materials used on the existing property.
Reason: To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
9. The materials to be used in the construction of the external surfaces of the hip to gable roof extension hereby permitted shall match those used on the existing building.
Reason: To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
10. The vertical surfaces of the side and rear dormers hereby permitted shall match those used on the roof of the existing dwelling.
Reason: To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
11. Details of the means of site enclosures shall be submitted to and approved in writing 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 amenity and residential amenity, in accordance with Policy KP5: Good quality and sustainable design of the Cardiff Local Development Plan (2006-2026).

12. The flat roof of the extension hereby approved shall not be used as a roof terrace, sitting out area or for any form of amenity space whatsoever.

Reason: To ensure that the privacy and amenities of the occupier of the adjoining properties are protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

13. No development shall take place until full details of soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A soft landscaping implementation programme.
 - Scaled planting plans.
 - Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.
 - Schedules of plant species, sizes, numbers and densities for structural planting such as hedgerows, shrub beds and trees.
 - Scaled tree pit sectional and plan drawings (as appropriate).
 - Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported by a methodology for storage, handling, amelioration and placement.
 - Planting methodology and post-planting aftercare methodology.
- The landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance.

14. Any newly planted trees, shrubs or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 5, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value

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 : That the applicant be advised that all development including fascias, rainwater goods and footings shall take place solely on the applicants land and shall not encroach onto adjoining land.

RECOMMENDATION 4 : 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.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

1.1 Planning permission is sought for the construction of a two-storey rear extension and a single storey rear extension, hip to gable roof extension and a rear and side facing dormer to enable the conversion of the property into 4 separate dwellings.

1.2 The submitted plans as amended; first floor rear extension is to be approximately 2.5m deep, 4.3m wide and 6.4m high with a hipped roof. The single storey side/rear extension is 4.1-14.4m long, 1.7-6m wide and 3m high with a flat roof.

The rear dormer is to be 5.7m wide, 4.6m projection and 2.5m high with a pitched roof.

The side facing dormer is to be 4.1m wide, 3.2m projection and 2.3m high with a pitched roof.

A hip to gable roof extension, 3m high, 10m deep and 3m wide

1.3 The submitted plans as amended show the provision of a new hardstand for one off-street parking space positioned to the front of the site and the provision of a refuse storage building, approx. 1.85m high with a sloping roof, 2.8m wide and 1.9m deep.

1.4 The submitted plans show that it is proposed to sub-divide the existing single dwelling into four separate flat units. The submitted plans show the flats as the following;

- i) Flat 1 – Front ground/first floor maisonette flat is to have a living area/ kitchen on the ground floor, bathroom and bedroom on the ground floor with a bedroom with shower-room on the first floor with a gross internal floor area of 56.4 sqm.
- ii) Flat 2 – Rear Ground floor flat is to have a two bedrooms, shower-room and a living/kitchen area with a gross internal floor area of 76.5 sqm and a rear private amenity area.
- iii) Flat 3 – Rear First/Second floor maisonette flat is to have two bedrooms, a living/kitchen area and a shower-room with a gross internal floor area of 51.5 sqm.
- iv) Flat 4 – Front First/Second floor maisonette flat is to have two bedrooms, kitchen/living area and a shower-room with a gross internal floor area of 66.4 sqm.

1.5 The proposal also entails the demolition of the rear garage

2. **DESCRIPTION OF SITE**

2.1 The application site comprises a two-storey semi-detached property. The existing property consists of a 5 bedroom dwelling and a detached rear garage set within a large plot.

2.2 The surrounding area consists of primarily two-storey semi-detached and detached dwellings. Opposite the site is a Doctors Surgery (Whitchurch Village Practise)

2.3 The site is not within a Conservation Area nor with an area of Flood Risk.

3. **SITE HISTORY**

3.1 N/A

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 KP13 (Responding to Evidenced Social Needs)

Policy EN10 (Water Sensitive Design)

Policy H5 (Sub-Division or Conversion of Residential Properties)

Policy T5 (Transport Impacts)

Policy W2 (Provision for Waste Management Facilities in Development)

4.3 Supplementary Planning Guidance: Residential Extensions and Alterations 2017)

- 4.4 Supplementary Planning Guidance: Flat Conversions (2019)
- 4.5 Supplementary Planning Guidance: Managing Transport Impact (Incorporating Parking Guidelines) (2018)
- 4.6 Supplementary Planning Guidance: Waste Collection and Storage Facilities (March 2007)
- 4.7 Technical Advice Note 12: Design
- 4.8 Technical Advice Note 21: Waste
- 4.9 Planning Policy Wales Edition 10 (2018)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager, Transportation – No objections, advise that the proposal is policy compliant but would wish to see further details of how the proposed single parking space is utilised (how and by whom). Note that the adjacent on street parking bays are uncontrolled (no residents parking or time limits).
- 5.2 The Operational Manager, Waste Management – The proposed area for the storage of waste and recycling has been noted and is acceptable, however the receptacles recommended below need to be shown on the plan to evidence that these will fit into this area.

The receptacles as indicated on the submitted plan would not be allocated to this number of flats.

Each apartment will require the following for recycling and waste collections:

- 1 x 140 litre bin for general waste
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 140 litres)
- 1 x 240 litre bin for garden waste (to be shared between development if required)

The storage of which must be sensitively integrated into the design.

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

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

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 N/A

7. **REPRESENTATIONS**

7.1 Neighbours have been consulted, 43 letters and e-mails have been received from the occupiers of 32, 36, 38, 44, 48, 50, 54, 54a, 56, 58, 60, 62, 64, 68 and 70 Park Road and 12 Pendwyallt Road, objecting for the following summarised reasons;

- i) Loss of family accommodation
- ii) Impact on character of area
- iii) Extensions/alterations not in keeping with surrounding area
- iv) Overdevelopment of site with potential for 16 occupants
- v) Noise and disturbance from future occupiers
- vi) Loss of privacy/overlooking
- vii) Creation of rear parking area would lead to loss of garden space for occupiers/wildlife
- viii) Lack of parking provision for proposal (with potential for up to 16 vehicles)
- ix) Highways safety concerns (due to access/congestion within area and users of adjacent footway)
- x) Concerns over whom would organise refuse collections
- xi) Concern over lack of fire escape provision
- xii) Surface water drainage
- xiii) Will set a precedent for future similar applications
- xiv) Design and impact of proposed refuse storage area
- xv) Lack of/limited amenity space for occupiers

7.2 Councillor Mia Rees, raises objections for the following summarised reasons;

- i) The character of Park Road is mostly that of a period family house. Few of the houses have had large extensions at the scale of this application and there is limited conversion into flats
- ii) Park Road is already a very busy road serving as a key route for many. Congestion is common and air quality on the street continues to decline. The addition of four more residences on the road is likely to lead to the traffic getting worse and negatively effecting the area.
- iii) There is already serious issues with the parking situation on Park Road. The number of parking spaces provided in the plans for this application are not sufficient for what four flats is likely to bring and therefore this is likely to have a negative impact on the area.
- iv) Request that this application be considered at Planning Committee

8. **ANALYSIS**

8.1 The main planning issues relate to:

- i) The effect of the proposal upon the character and appearance of the area;

- ii) The effect of the development on the amenity and privacy of neighbouring occupiers;
 - iii) The standard of amenity provided for future occupiers
 - iv) Highway safety/parking issues.
- 8.2 The application site lies within the defined settlement boundary in an existing residential area. Policy KP13 notes that *'a key part of the successful progression of the city will be to develop sustainable neighbourhoods'* and defines that *'providing a range of dwelling sizes, types and affordability'* is a key factor to achieving such an aim.
- 8.3 The proposed rear single storey and first floor rear extensions as amended are considered acceptable in regards to their scale and design and will not prejudice the general character of the area. It is noted that the other properties within the surrounding area have constructed large rear single and two-storey extensions. The proposed hip to gable roof extension is considered acceptable in this context as there are a number of different styles including hipped and gable with no one predominant type. The amended dormers are also considered acceptable in terms of their design and appearance, being pitched roofs, set in from adjoining roof boundaries and would comply with the guidance in the approved residential extensions and alterations SPG.
- 8.4 The scale of the development and its relationship with the existing dwelling and that of neighbouring properties is considered acceptable. The submitted plans show the single storey element would project up to the boundary with no. 64 Park Road (adjoining property) and approximately 2.3m from the boundary with no. 68 Park Road. The two-storey element of the extension would be sited abutting the existing rear extension to no. 64. It is considered that the proposal would not be overbearing or generally unneighbourly which would justify concern for the Local Planning Authority.
- 8.5 The submitted plans show that there are to be first and second floor windows sited in the side elevations facing no. 68 Park Road sited approximately 4m from the boundary and a condition is recommended to ensure that these windows are obscurely glazed and non-opening below 1.7m internal floor level, so as to protect the privacy of adjoining neighbours (see condition 4). It is also considered necessary to ensure that no additional windows are to be inserted into the side elevations in the future, so as to protect the privacy of adjoining occupiers (see condition 3). The first floor rear elevation Juliet balcony is sited approximately 10.5 metres from the rear boundary adjoining the communal amenity area and 30m from the rear boundary of the property. It is considered that privacy will not be compromised as the proposal complies with the Councils privacy distance guidelines, subject to the above conditions;
- 8.6 The subdivision of the property into four separate flat units is considered to be policy compliant. Subdivision of residential properties is supported by Policy H5 of the LDP as subdivision of a residential building into smaller residential units can be an important source of housing. National Planning policy encourages the provision of additional housing stock within previously developed land for

housing development. Paragraph 4.2.17 of Planning Policy Wales notes that use of such land *'can assist regeneration and at the same time relieve pressure for development on greenfield sites.'*

- 8.7 All flat units would have adequate internal space with an acceptable internal layout and outlook for future occupiers.
- 8.8 The Operational Manager, Transportation raises no objections to the amended scheme, which show the creation of a parking hardstand with space for the provision of 1 off-street parking spaces within the frontage of the property. The submitted plans also show the provision of eight cycle storage spaces in total within the rear amenity areas of the property.
- 8.9 Waste – Policy W2 of the Cardiff Local Development Plan seeks to ensure that adequate provision is made for waste management facilities within new developments, in order to aid the Council in meeting the challenging waste recycling targets set by European and National targets. Facilities provided should be secure, unobtrusive and easily accessible.

The adopted Waste Collection and Storage Facilities SPG supplements policies adopted in the LDP relating to the provision of waste management facilities in new development.

Condition 6 has been imposed to ensure the bin storage area is constructed and retained.

- 8.10 Transportation - Policy KP8 of the LDP seeks to reduce travel demand and dependence on the car. It identifies that to accommodate the planned growth levels predicted for the city, existing and future residents will need to be far less reliant on the private car and seeks to ensure that more everyday journeys are undertaken by sustainable modes of transport. Policy T5 of the LDP also identifies that all new development for which planning permission is required will contribute to reducing reliance on the private car, in line with national planning policies and the strategic transport objectives of the LDP. The Council's approved Supplementary Planning Guidance on Managing Transportation Impacts (Incorporating Parking Standards) supplements the LDP in this respect and sets out the Council's approach to assessing and managing the transport impacts of developments within the City. Section 6 of the SPG refers to parking standards and is therefore an important tool to be used in managing demand for travel by car and encouraging a shift to sustainable transport modes.

In respect of car parking the SPG identifies that a C3 Flat does not require any off street car parking spaces to be policy compliant. When assessed against the SPG the use of the property as a 4 flats, does not require any off street car parking spaces. As such the proposal is policy compliant with no off street car parking facilities. However, the submitted plans show that one off-street parking space is provided within the front courtyard of the property.

With respect to cycle parking the use of the property as a C3 Flat requires 1 undercover and secure cycle parking space per bedroom to be policy compliant. The applicant has submitted plans which indicate that 8 undercover and secure cycle parking spaces can be provided within the rear garden which is considered acceptable. Condition 5 has been imposed to ensure such facilities are provided and retained.

- 8.11 Amenity Space – Criterion i) of Policy H5 of the LDP advises that planning permission will be granted where “*The property is of a size whereby the external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers.*”

Having undertaken an assessment of the property a private amenity area is available for occupiers of the rear ground floor flat space of approximately 36 square metres. The submitted plans also show that a communal amenity space is available for the occupiers of the other three units, this area is approximately 160 sqm and includes provision for cycle storage facilities. The site is also within walking distance of public open space on the corner of Park Road and Velindre Road.

- 8.12 In regards to comments made by neighbours which are not covered above, the following should be noted:

- i) Noted, see para 8.6
- ii) It is not considered the proposal would have a prejudicial impact upon the surrounding area
- iii) See para 8.3-8.4
- iv) The proposal is not considered to be an overdevelopment of the site. The proposed extensions are considered of an acceptable scale and design and the amended plans show sufficient amenity space is available for occupiers of all the proposed flat units.
- v) Noise and disturbance from occupiers would be dealt with legislation enforced by the Councils Shared Regulatory Services Department
- vi) See para 8.5.
- vii) The amended plans show that the rear parking area is removed from the scheme and the rear of the site would be a communal amenity area for residents.
- viii) See para 8.10
- ix) Noted, the crossover/access is existing and is not proposed to create new crossover or access onto Park Road
- x) The Operational Manager, Waste Management raises no objections to the proposal
- xi) Dealt with under Building Regulations
- xii) Noted, no comments have been received from Welsh Water in this regard and the application is unlikely to attract SAB approval as the construction area is less than 100 sqm.
- xiii) Each application is dealt with on its own merits.
- xiv) The refuse storage to frontage is considered acceptable as it would be sited behind an existing low wall with hedging up to a height of approx.

- 1.5m and details of the materials to be used and details of any adjacent enclosures are to be controlled by condition (see conditions 8 & 11) .
- xv) The amount of available amenity space for occupiers is considered acceptable, the ground floor rear flat has a private area of approximately 36 sqm and there is a communal area for all occupiers of approx. 160 sqm.

8.13 In regard to the comments made by Councillor Rees, I would comment as follows;

- i) Noted, there are other properties which have been extended and altered in the surrounding area. The proposed extensions are considered to be acceptable. See also para 8.6
- ii+iii) The OM, Transportation raises no objections regarding the proposal and the application would be policy compliant in terms of parking and cycling provision.
- iv) Noted

8.14 Other Legal Considerations

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

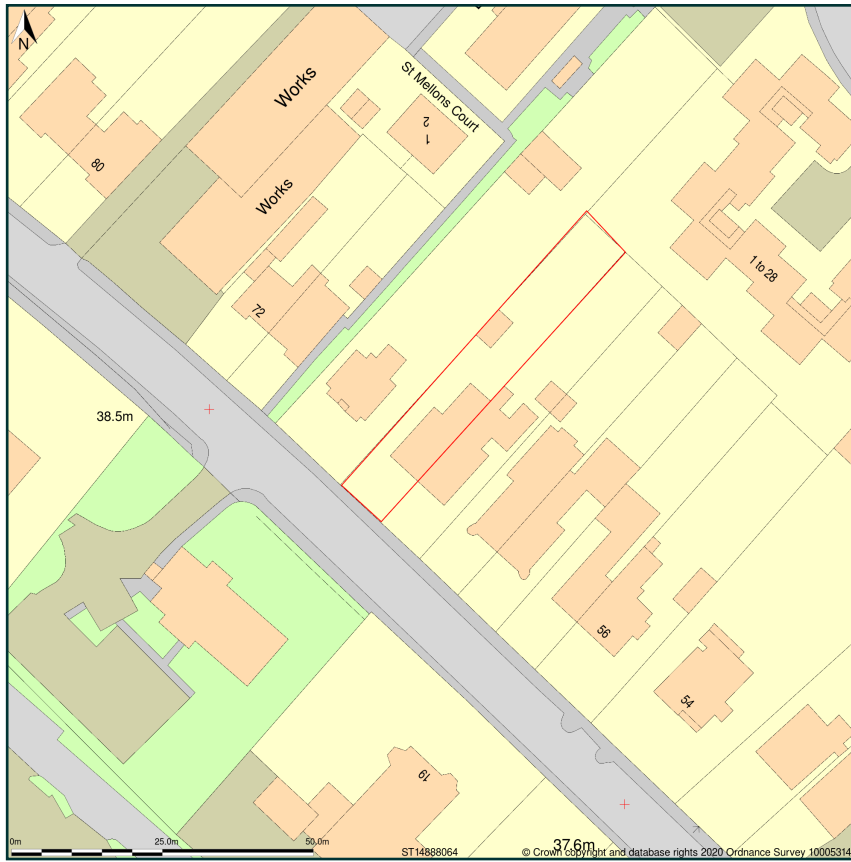
Equality Act 2010 – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given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

Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement.

8.15 **Conclusion**

Having regard to the policy context above, the amended proposal is on balance, considered to be acceptable and approval of planning permission is recommended.

66, Park Road, Whitchurch, Cardiff, CF14 7BR

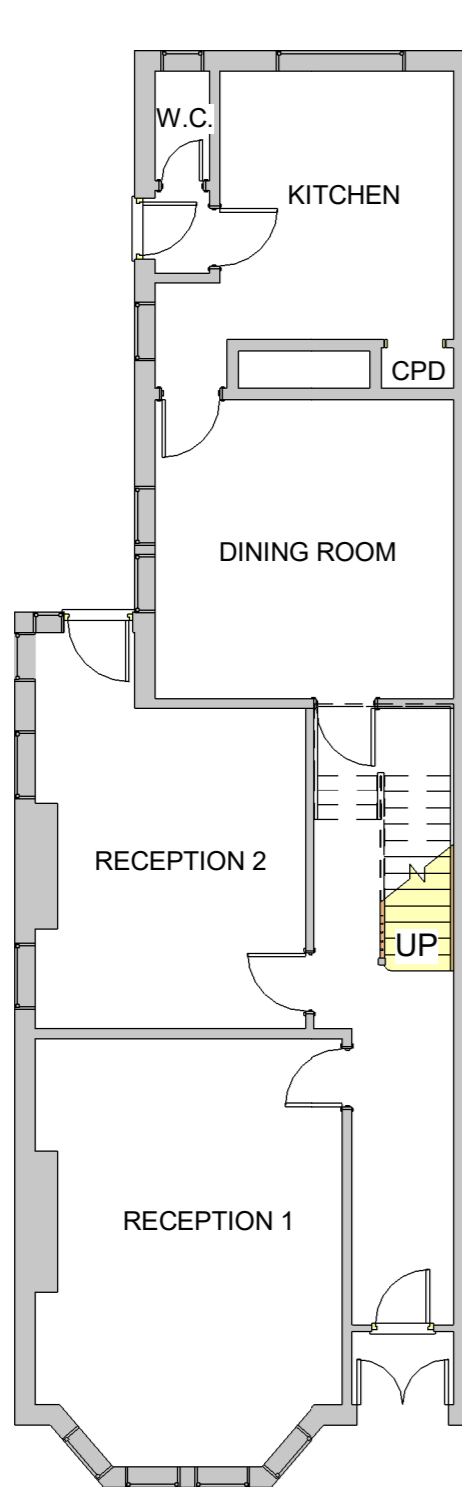


Site Plan shows area bounded by: 314812.28, 180576.28 314953.7, 180717.7 (at a scale of 1:1250), OSGridRef: ST14888064. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

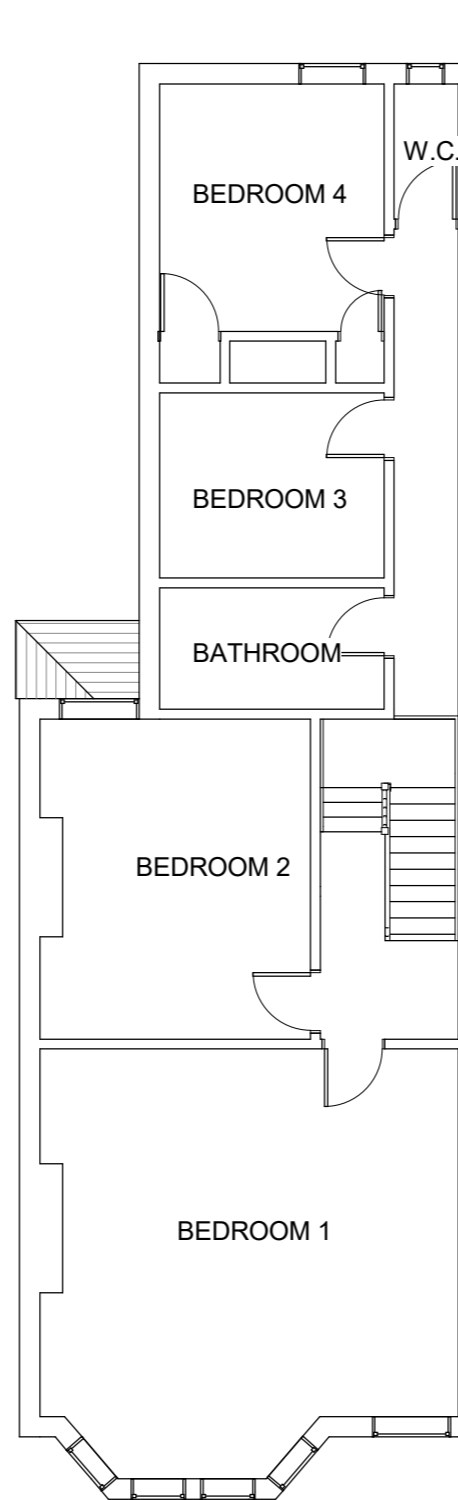
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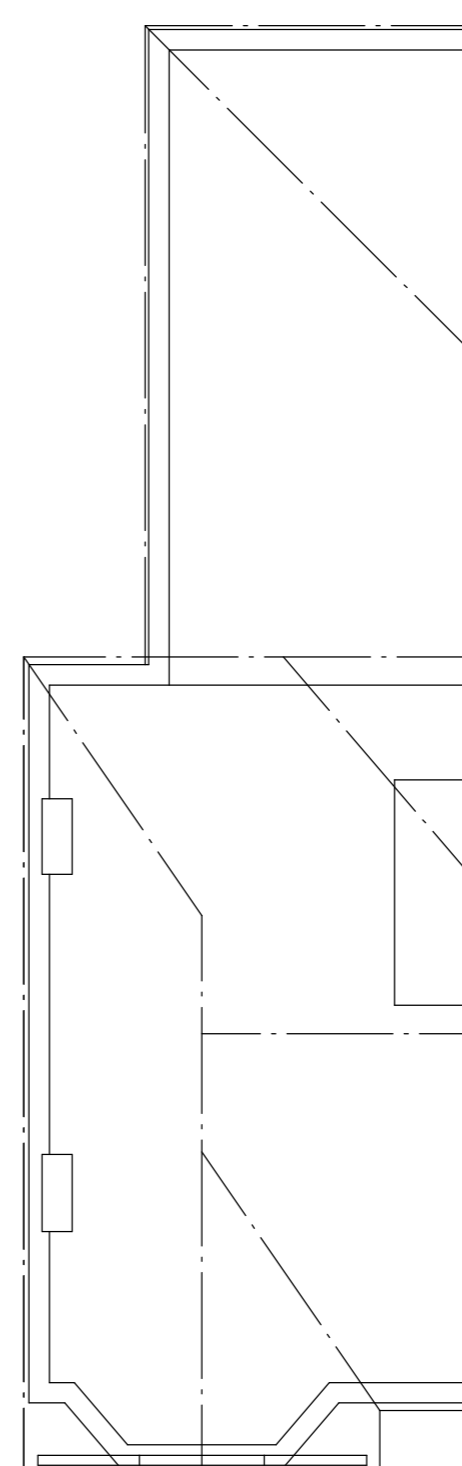
HAFREN DESIGNS ARE
A PROUD SPONSOR OF



GROUND FLOOR PLAN -
EXISTING



FIRST FLOOR PLAN -
EXISTING



ROOF PLAN -
EXISTING

SCALE	1 : 100 @ A3
DATE	JAN 2020

CLIENT

MR STONE
66 PARK ROAD,
WHITCHURCH,
CARDIFF
CF14 7BR

NOTES

Issue 1: Initial Proposals

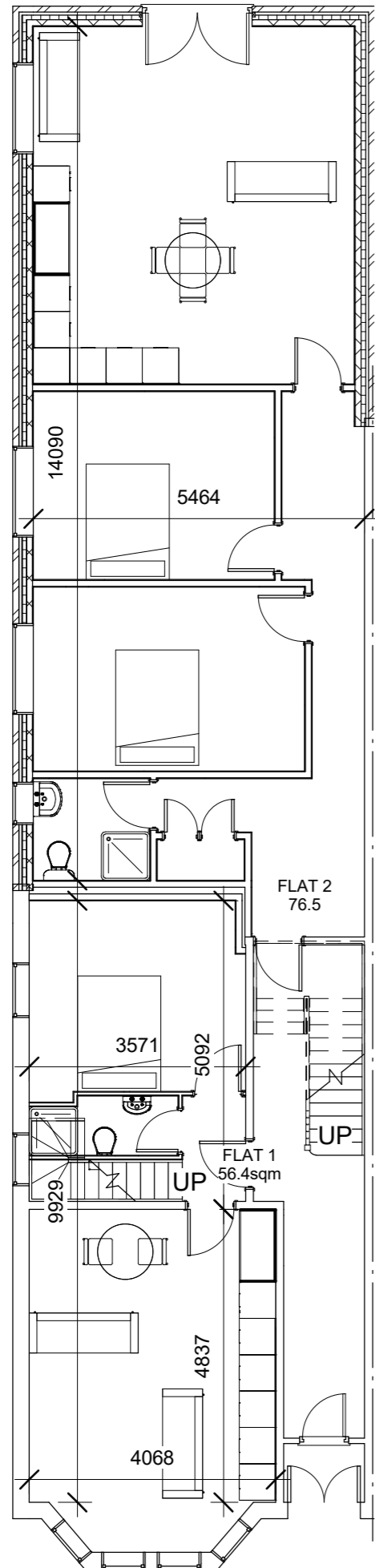
Issue 2: revise extension depth for neighbour, reduce dormer sizes, create communal garden area, provide parking

Issue 3: remove parking and elevations for refuse storage

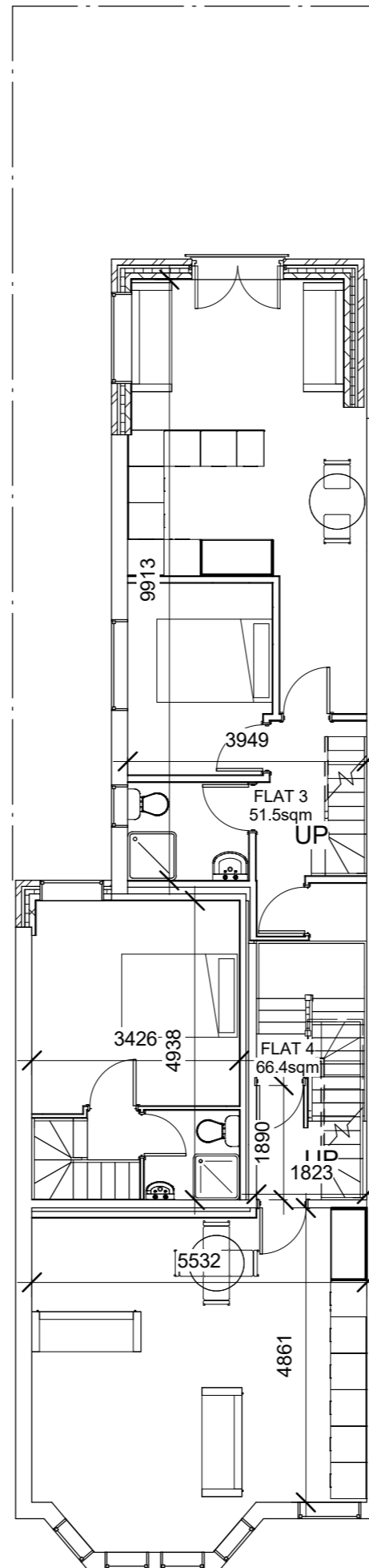
HAFREN DESIGNS
CONCEPT DESIGN AND PLANNING

- 17 years experience
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- All home improvements and extensions
- Project build costs given
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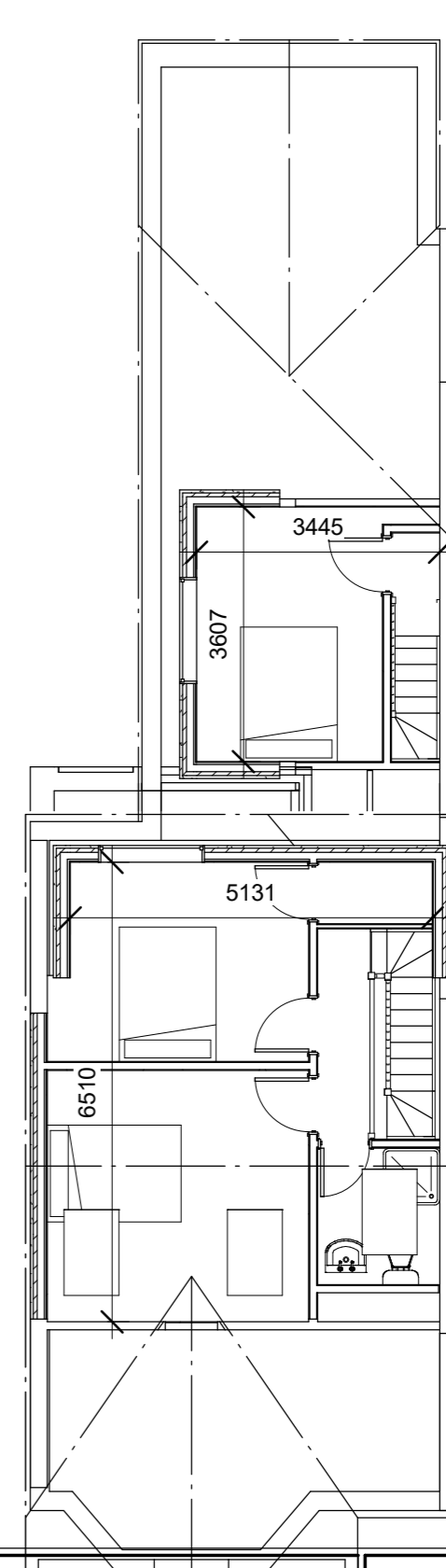
Call Rhys Hughes
07788 314540
drhysghuges@aol.co.uk



GROUND FLOOR PLAN - PROPOSED



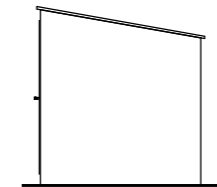
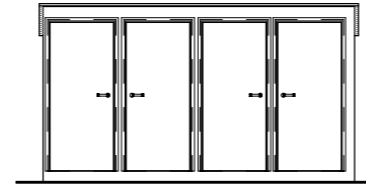
FIRST FLOOR PLAN - PROPOSED



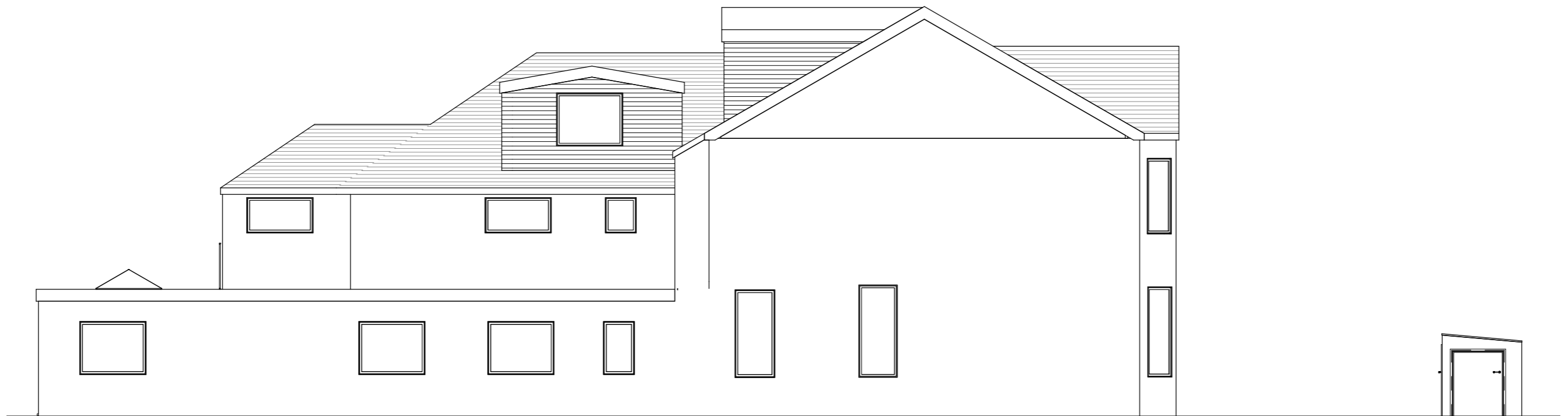
ROOF PLAN - PROPOSED



FRONT ELEVATION - PROPOSED



FRONT AND SIDE ELEVATIONS OF BIKE STORE

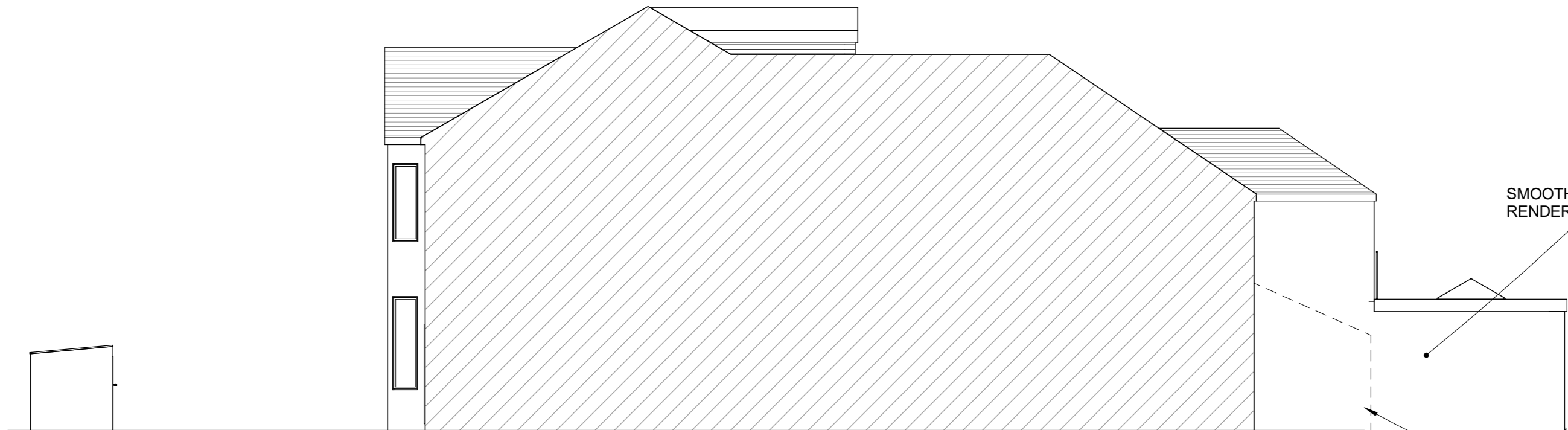


SIDE ELEVATION - PROPOSED



ALL DORMERS TO BE
200mm FROM REAR WALL
OF HOUSE

REAR ELEVATION - PROPOSED



SMOOTH
RENDER FINISH

NEIGHBOURING
EXTENSION

SIDE ELEVATION - PROPOSED

