

PETITION, LOCAL MEMBER, MP & AM OBJECTIONS

COMMITTEE DATE: 18/11/2020

APPLICATION No. **20/00844/MNR** APPLICATION DATE: 19/05/2020

ED: **PENYLAN**

APP: TYPE: Variation of conditions

APPLICANT: Mr HANNAN

LOCATION: 225 ALBANY ROAD, ROATH, CARDIFF, CF24 3NW

PROPOSAL: VARIATION OF CONDITION 2 OF 17/01765/MNR TO ALTER APPROVED PLANS

RECOMMENDATION : That planning permission be **REFUSED** for the following reason :

1. The single storey rear extension has an overbearing impact upon the rear garden of no. 223 Albany Road, contrary to Policy KP5 of the Cardiff Local Development Plan (2006-2016) and advice contained within the Residential Extensions and Alterations SPG (2017).

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks permission to vary condition 2 of planning permission 17/01765/MNR to alter the approved drawings to enable alterations to a single storey rear extension, a rear dormer roof extension and the first floor rear elevation. The alterations are largely complete. Condition 2 was imposed as follows:

2) The development shall be carried out in accordance with the following approved plans and documents: P584 L_200 Revision B; P584 L_210 Revision B; P584 L_201; P584 L_211 Revision B; P584 L_002 Revision B; P584 L_212 Revision B.

- 1.2 The roof of the single storey rear extension has been constructed to a height of 3.08m adjacent to the boundary where it adjoins an existing single storey structure at no. 223 Albany Road. The height adjacent to the rear lane is 3.55m.
- 1.3 Window/door openings in the external elevations of the single storey extension have been altered. A window opening in the first floor rear elevation has also been enlarged. The rear dormer extension has been constructed approximately 0.4m wider with a flat roof in lieu of a pitched roof, and roof lights have been repositioned.
- 1.4 The originally submitted drawings did not accurately show the development as constructed, revised drawings were subsequently received.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey end of terrace building, last used as a class C3 dwelling house.

3. **SITE HISTORY**

- 3.1 17/01765/MNR – planning permission granted on appeal for rear extension, loft conversion with rear dormers & conversion of dwelling to form 4 no. flats.
- 3.2 15/01837/DCH – planning permission granted for single storey rear extension and separate single storey games room.

4. **POLICY FRAMEWORK**

4.1 **Relevant National Planning Guidance:**

Planning Policy Wales (Edition 10, 2018)
Technical Advice Note 12: Design

4.2 **Relevant Cardiff Local Development Plan (2006-2026) policies:**

Policy KP5 (Good Quality and Sustainable Design)

4.3 **Relevant Supplementary Planning Guidance**

Residential Extensions & Alterations (2017).

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 None.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 None.

7. **REPRESENTATIONS**

- 7.1 The initial application and revised drawings were publicised by letter and site notice. A petition of objection was received, signed by 69 residents with addresses in Cardiff, 8 of which could reasonably be affected by the matter. Full details are viewable online.

- 7.2 Objections have been received from the following addresses:

- 180, 221, 223, 227, 235 Albany Road.
- 102, 104 Marlborough Road.
- Three undisclosed addresses.

Full details are viewable online, their comments are summarised as follows:

- a) *The height of the single storey extension exceeds the approved height;*
- b) *Loss of privacy and amenity from Juliet balcony, it would lead to the occupants using the flat roof of the extension as a full size balcony terrace. Turning the rear window into a balcony has already been rejected by the planning committee before citing the loss of privacy posed to neighbours using their gardens;*
- c) *Loss of privacy and amenity from rear dormer;*
- d) *Loss of amenity from the side dormer.*
- e) *Overlooking from the windows in the rear elevation of the single storey extension;*
- f) *Footprint of the single storey extension.*
- g) *Visual appearance of the extensions as built;*
- h) *Incorrect planning procedure followed. The proposed variations have already been constructed thus the developer should be asking for retrospective planning approval;*
- i) *Lack of regard for health and safety at the site;*
- j) *Damage to adjoining properties/Breach of party wall agreements;*
- k) *Impact upon parking and traffic;*
- l) *Impact upon flood risk;*
- m) *Inadequate capacity of sewers;*
- n) *Bin storage.*

7.3 Councillor Boyle has offered support to residents who object, summarised as follows:

For context, here are some of the comments I made about the initial proposals in 2017 (17/01765/MNR):

I begin by saying that I am no fan of the design, feeling that the size of the flat-roofed three-story extension, with additional ground floor extension, could constitute a case of massing. The comments of several residents, particularly close neighbours, regarding the over-bearing design need careful consideration.

In particular paragraph 5.23 of Policy H5 of the Local Development Plan: Sub-Division or conversion of residential properties, notes:

'...unsatisfactory conversion work can result in accommodation which is an overintensification form of development resulting in inadequate and poor quality accommodation. Occupants may be exposed to problems, such as overlooking, poor outlook, overcrowding, and lack of amenity space, noise and disturbance from neighbouring premises, and inconvenient and unsafe access.'

We are now seeing those concerns about unsatisfactory and inadequate work come to pass. I have twice in recent months written to the Council to point out that the planning permission was being breached and that there appeared to be unsafe practices on site.

In reply, I was told:

Please be assured that the LPA have powers to pursue action against unauthorised development for a significant period even after completion. Such action may ultimately be taken against development, of any part of it, to ensure that any unacceptably breach of planning control is remedied. The LPA will pursue such action where it is warranted in due course.

Officers have been in contact with the developer and they are fully aware of the concerns and have been advised not to proceed with any works which have not been authorised. They have been made fully aware that they will be liable to enforcement action should the works be considered unacceptable in planning terms.

Nonetheless, it is clear that the developer has ploughed on with the development despite knowing that it was in breach of the permission. The removal of the door leading into the rear alley because it was now floating at a considerably higher height than planned demonstrates this.

As a result, the resubmitted plans do not affect a small aspect of the overall design. Rather, the whole development needs to be reconsidered in light of the following paragraphs within the Residential Extensions SPG:

7.3 The extension should preferably be set in from the end gable of the building in order to ensure it is subservient to the existing dwelling.

Comment: The extension is not subservient to the existing dwelling, with the impact of this worsened by the change in height in the extension,

7.7 Side extensions should normally be set in from the neighbouring boundary. This can help to ensure that the street scene does not appear cramped. It will also help to prevent a terracing effect should your neighbours also extend their property. On a practical level it will ensure that sufficient space remains to allow for future maintenance.

Comment: The side extension is not set in from the neighbouring boundary.

7.16 Depending on their height, side return extensions with flat roofs can often be overbearing.

Comment: The side return extension has a flat roof and, now that it is raised from what had been permitted, its overbearing nature is exacerbated.

7.55 Flat roofs, particularly in prominent positions are best avoided as they can present long-term maintenance problems and rarely appear as though they blend harmoniously with the existing property.

Comment: The side return extension's flat roof does not blend harmoniously and, now that it is raised from what had been permitted, that lack of harmony is exacerbated.

7.57 Any dwelling can accommodate only a finite amount of extension. In addition to the visual impact, the over-development of a property will result in an inadequate amount of amenity space within the plot and could have a detrimental impact on neighbouring amenity through overshadowing and loss of light or privacy. Any extension should not result in the overdevelopment of the original garden area.

Comment: This is an over-development and, now that the proposed extension is raised from what had been permitted, that detrimental impact is worsened.

The applicant is an intelligent individual who well understands the planning process, its permissions and its limitations. It is therefore disappointing that, knowing the unhappiness caused by his application, he has overstepped the permission that he was granted under appeal.

The result, possibly as a consequence of shoddy workmanship, means he has been forced to come back for retrospective permission in an attempt to rectify his mistakes. The impact will be felt not by him but by his neighbours. The planning process is there to protect people from poor design and poor build quality. There are ample grounds within the SPG to prevent this application being granted or for the applicant to return to the permission he was granted and deliver that.

7.4 Councillors Berman and Boyle also object to the revised drawings, as follows:

Nothing in the latest revisions alters our previously expressed views. Indeed, the way they are submitted with no measurements does nothing to reassure us that this project will meet the requirements of good development. The broad lines of the objection submitted in our original submission stand and we would wish them to be taken into consideration when considering these amendments. In summary, our objection rests on the following, all of which this application contravenes: Paragraph 5.23, Policy H5, Cardiff Local Development Plan Paragraph 7.3 Residential Extension SPG Paragraph 7.7 ibid Paragraph 7.16 ibid Paragraph 7.55 ibid Paragraph 7.57 ibid.

7.5 Councillors De'Ath, Wong, McGarry & Lent object, as follows:

Although this development is not in Plasnewydd ward, the opposite side of Albany Road is part of our ward and we are writing to object to this proposal on behalf of a number of Plasnewydd constituents living in Albany Road and nearby streets.

We note that the previous planning application 17/01765/MNR was rejected by the Planning Committee in 2017, but that this decision was unfortunately overturned by the Planning Inspectorate.

We also note that this new application to alter the approved plans comes after multiple residents' complaints that the current ongoing building work is in breach of those approved plans. I understand Planning Department officers have been in contact with the developer and advised the applicant not to proceed with any works which have not been authorised. Residents have reported that the proposed amendments in this application have already been wholly or partially built. We believe this is effectively a planning application seeking permission after the event, seemingly to sidestep enforcement action.

Overdevelopment and impact on Neighbours. The planning committee previously rejected the planning application for 225 Albany Road for being overbearing to neighbours and an overdevelopment of the site. The development would have an undue effect on the amenity of neighbouring and future occupiers and surrounding communities, and the cumulative impact would adversely affect the amenity and character of the area, contrary to the provisions of policies KP5 (x) & H5 (i) & (iii) of the adopted Local Development Plan.

This application has been submitted because the actual development has already contravened the plans previously rejected. This new variation is for proposals that are larger than the previous application, and will have an even more significant impact on neighbouring properties and surrounding communities. The Juliet window and balcony offer no screening, and will enable occupiers to see directly into the garden of 223 Albany Road, the garden/dining room/bedroom of 221 Albany Road, and the gardens and back bedrooms of Marlborough Road properties. This will lead to an adverse loss of privacy to all the immediate neighbours. The latest planning application does not meet Policy KP5 as it maintains just as close proximity to the adjoining boundaries and is still overbearing, and significantly impacts upon the amenities of the adjoin neighbours.

The developer also appear to have increased the size of the two dormers to that which was approved in the plans and also changed a window to patio doors, a part of the plans that was expressly refused by the planning committee.

7.6 Jo Stevens MP objects, as follows:

This new application to alter the approved plans comes after multiple residents have complained to me (and local Councillors) that the current ongoing building work is in breach of those approved plans.

I understand Planning Department officers have been in contact with the developer and advised the applicant not to proceed with any works which have not been authorised. Residents have reported that the proposed amendments in this application have already been wholly or partially built - I've been contacted by many constituents in recent weeks about this and I know local Councillors have too.

The planning committee previously rejected the planning application for 225

Albany Road for being overbearing to neighbouring houses and an overdevelopment of the site.

The development would have a negative effect on the amenity of neighbouring and future occupiers and surrounding communities, and the cumulative impact would adversely affect the amenity and character of the area, contrary to the provisions of policies KPS (x) & HS (i) & (iii) of the adopted Local Development Plan.

This application has now been submitted because the actual development has already contravened the plans previously rejected. This new variation is for proposals that are larger in size than the previous application and will have an even more significant impact on neighbouring properties and surrounding communities. The Juliet window and balcony offer no screening and will enable occupiers to see directly into the garden of neighbours at 223 Albany Road, the garden/dining room/bedroom of 221 Albany Road, and the gardens and back bedrooms of Marlborough Road properties. This will lead to an adverse loss of privacy to all the immediate neighbours. The latest planning application does not meet Policy KPS as it maintains just as close proximity to the adjoining boundaries and is still overbearing, and significantly impacts upon the amenities of the adjoining neighbours.

The developer also appears to have increased the size of the two dormers to that which was approved in the plans and also changed a window to patio doors, a part of the plans that was expressly refused by the planning committee. I urge the Committee to refuse this application.

7.7 Jenny Rathbone AM objects, as follows:

I am writing to object to the latest planning application relating to this address. I also objected to the previous application which the Council rejected on 10/11/17. I am concerned that that decision was subsequently overturned on appeal by the Planning Inspectorate on 25/05/18, despite the overwhelming opposition to that proposed overdevelopment by the local community.

I have been contacted by a range of concerned constituents about the actions of the developer DLP Architecture, who they claim is in breach of the approved plans.

I wrote to Cllr Keith Jones, Chair of Planning, and received a reply on 22nd May, advising that a new application had been submitted and that Council officials had been notified by neighbours that the developer had already made changes to the approved plans in line with the proposal the Planning Committee is now being asked to consider. I am told that Planning Officers have already advised the developer not to proceed without authorisation in light of the risk of formal planning enforcement being pursued. My understanding is that whilst work could be considered unauthorised in planning terms, it does not necessarily mean that they are considered unacceptable and that the nature of the works already undertaken by the developer will now be considered through the normal planning process as if it

were a new application. A planning enforcement notice would only then be served if it was found that the development was considered unacceptable.

This application does not meet Policy KP5 and H5(i) and (iii) of the adopted Local Development Plan. This relates to the development being overbearing to neighbours and an overdevelopment of the site. My constituents have provided photographic evidence that the variations, specifically the size of the 2 dormers and the change from a window to nonscreened patio doors and a juliet balcony in Flat 4 will result in a significant loss of privacy for residents of 223, 221 Albany Rd and the back bedrooms of Marlborough Rd.

My concern remains that this application has been applied for retrospectively following the developer changing the plans and initiating building work not agreed by the Planning Inspectorate. I hope that the Planning Committee will be able to reject the application on these grounds.

8. **ANALYSIS**

8.1 Overview

Prior to being allowed on appeal by the Planning Inspectorate, planning application 17/01765/MNR was refused by Planning Committee on 8th November 2017 solely for reason relating to the impact of the subdivision to flats. The extensions were considered acceptable, and the overall length and height of the single storey extension was identical to that permitted by a previous extant permission (15/01837/DCH).

8.2 Residential Amenity

The single storey extension as constructed is taller than that approved by permissions 17/01765/MNR and 15/01837/DCH. It is considered that the single storey rear extension has an overbearing impact upon the rear garden of the neighbouring property at 223 Albany Road by virtue of the increased height, failing to accord with the principles of Policy KP5 (x) of the Local Development Plan and section 7 of the Residential Extensions & Alterations SPG. It is considered that the height of the extension approved by the previous permissions was the maximum appropriate. It is noted that at the time planning application 17/01765/MNR was submitted, there was previously a garage/outbuilding structure at no. 223 Albany Road of approximately 5m length directly adjacent to the application site, however the adjoining occupier has subsequently removed that structure.

It is considered that the single storey rear extension does not have an unreasonable impact upon the neighbouring property at no. 227 Albany Road having regard that it is sited directly adjacent to an existing single storey outbuilding/garage structure at no. 227.

It is considered that alteration of the door in the rear elevation of the single storey extension to a window does not result in loss of amenity. The windows in this elevation look across the lane to the boundary walls of the rear gardens

of nos. 104 & 106 Marlborough Road, and not into the rear gardens. It should also be noted that windows/doors could be inserted in the rear lane elevations of garages/outbuildings at the surrounding dwelling houses as 'permitted development' not requiring planning permission.

The rear facing windows of the main roof rear dormer are sited a similar distance (approximately 26m) from the rear gardens of nos. 104 & 106 Marlborough Road as the previously approved dormer, which complies with the minimum of 10.5m specified by the Residential Extensions & Alterations Design Guide.

The enlarged first floor window has no differing amenity impact as the lower panes are fixed such that access to the flat roof of the single storey extension is prevented. It is noted that a Juliet balcony was originally proposed, however this was deleted. It should also be noted that enlargement/alteration of a window opening could be undertaken as 'permitted development' to a dwelling house not requiring planning permission.

8.3 Design

The single storey rear extension is finished in appropriate material, as previously approved. Omission of the door to the rear lane, enlargement of the first floor rear window and repositioning/insertion of additional roof lights have minimal visual impact in relation to the previously approved design and character of the building.

The rear dormer is considered visually acceptable as it is set back from the rear elevation, set below the roof ridge and finished in the same material as previously approved, in accordance with the Residential Extensions & Alterations SPG. Furthermore, the rear dormer is within the dimensions which can be constructed at a dwelling house without requiring planning permission.

8.4 Representations

The representations received from the neighbouring residents, ward Councillors, Jo Stevens MP and Jenny Rathbone AM are noted. Specific issues are addressed as follows:

- a) Height of rear extension. It is considered that the increased height of the single storey rear extension has an overbearing un-neighbourly impact upon the rear garden of the neighbouring property at 223 Albany Road as detailed in the amenity analysis, the application is recommended for refusal for this reason.
- b) Loss of privacy/amenity from Juliet balcony. It is considered that the proposal would not result in any unreasonable amenity impact or loss of privacy to adjoining properties as detailed within the amenity analysis. It is noted that a Juliet balcony was originally proposed, however this was deleted. The fixed first floor window panes prevent access to the flat roof of the single storey extension.
- c) Loss of privacy/amenity from rear dormer. It is considered that the

proposal would not result in any unreasonable amenity impact or loss of privacy to adjoining properties as detailed within the amenity analysis. The windows of the dormer are sited a similar distance (approximately 26m) from the rear gardens of nos. 104 & 106 Marlborough Road as the previously approved dormer, which complies with the minimum of 10.5m specified by the Residential Extensions & Alterations Design Guide.

- d) Loss of amenity from the rear annexe dormer. The dimensions of the side facing rear annexe dormer are as approved by permission 17/01765/MNR, therefore is not a matter for consideration by the current application. Condition 6 of that permission requires the side facing windows of the rear annex dormer shall be non-opening below a height of 1.7m above internal floor level and glazed with obscure glass.
- e) Overlooking from the windows in the rear elevation of the single storey extension. Windows in the rear elevation of the extension facing the rear lane were approved by permission 17/01765/MNR, it is not considered that alteration of a door to a window results in loss of amenity as detailed within the design analysis. The windows in this elevation look across the lane to the boundary walls of the rear gardens of nos. of nos. 104 & 106 Marlborough Road rather than into the rear gardens.
- f) Footprint of single storey extension. The footprint of the extension is as approved by permission 17/01765/MNR.
- g) Visual appearance. The materials of the extensions as built is considered acceptable having regard to the character of the area, as detailed within the design analysis.
- h) Incorrect planning procedure followed. Planning applications can be made retrospectively, retrospective applications are considered in the same manner as those where development has not been commenced/completed. In cases where a condition of permission is imposed specifically referring to the approved plans/drawings, a variation of conditions application can be made to vary the approved plans of the existing permission, rather than a full application. The type of application submitted is therefore procedurally correct in accordance with the regulations.
- i) Health & Safety: Not a material planning matter, this matter is addressed by the Building Regulations and/or the Health & Safety Executive. Welsh Government Circular 016/2014 (The Use of Planning Conditions for Development Management) advises that *'Conditions should not repeat the provisions of other conditions or duplicate controls under other legislation unless there is a planning reason for doing so.'*
- j) Damage to adjoining properties/breach of Party Wall agreements. Not material planning considerations. Any matters with regard to the party walls/boundaries with adjoining properties would be a private civil matter between the property owners concerned as set out by the party wall legislation.
- k) Parking/traffic impacts. Conversion to four flats was approved by permission 17/01765/MNR with no provision of off street parking, therefore parking is not a matter for consideration by the current application.
- l) Impact upon flood risk. A Flood Consequences Assessment was considered acceptable in support of application 17/01765/MNR which identified that the existing floor level of the main front part of the building

was 9.065m AOD. Condition 7 specified finished ground floor levels of 9.06m AOD for the front portion of the building and 8.75m AOD for the rear portion. As the level of the front part has not been altered, and the rear part is the same as the front, the level is no lower than required by condition 7. The increase in internal floor level within the rear part of the building does not constitute development requiring planning permission. Accordingly, the development as constructed is not subject to greater flood risk than that approved by permission 17/01765/MNR, and not a matter for consideration by the current application.

- m) Inadequate capacity of sewers. Conversion to four flats was approved by permission 17/01765/MNR. In any case, new connections to sewerage infrastructure would be a separate matter considered by the building regulations procedure, requiring agreement from the sewerage undertaker (Welsh Water) for connections to the foul sewerage system.
- n) Bin Storage. Bin storage details were approved by permission 17/01765/MNR, therefore bin storage is not a matter for consideration by the current application.

8.5 Other Legal Considerations

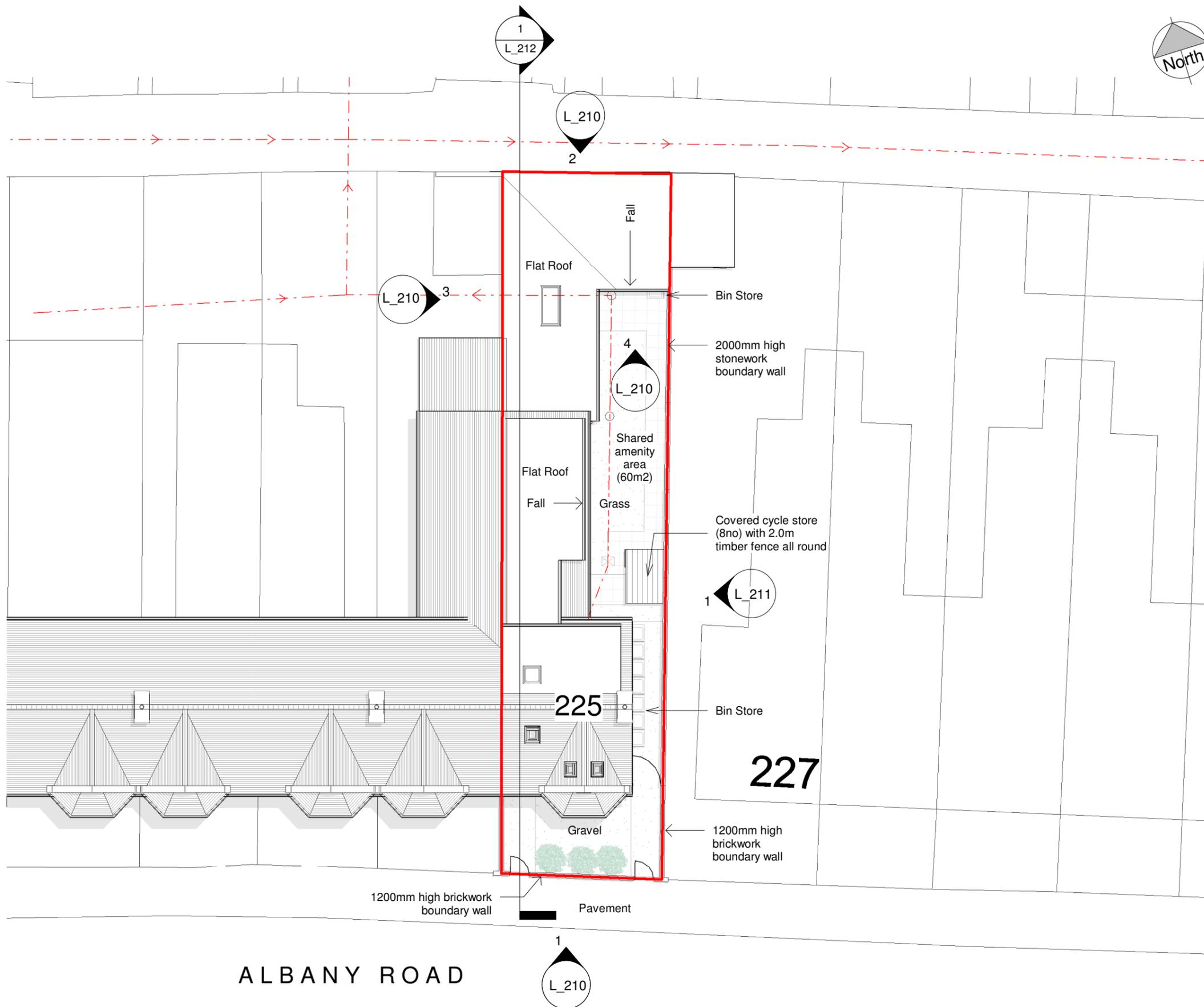
Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder 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 of wellbeing objectives as a result of the recommended decision.

8.6 Conclusion

It is concluded that the application is contrary to the planning policy listed, and is recommended that planning permission be refused.



Site Plan as Proposed

1 : 200

SITE AREA: 285m2

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size

FINISHES KEY:

- A : GREY SLATE ROOFING & RED RIDGE TILES
- B : WHITE DOUBLE GLAZED UPVC WINDOWS & DOORS
- C : BLACK UPVC RAINWATER GOODS ON BLACK FASCIA
- D : WHITE RENDERED EXTERNAL WALLS
- E : RED / ORANGE BRICKWORK EXTERNAL WALLS
- F : GREY SLATE VERTICAL CLADDING TILES

DRAINAGE LEGEND:

- - - - - FOUL DRAINAGE RUN - EXISTING
- - - - - FOUL DRAINAGE RUN - PROPOSED
- - - - - SURFACE WATER DRAINAGE RUN

Planning Issue

date	rev	name	chk	note
09/09/20	F	PL	HH	Amended in line with planners comments dated 20/08/20
06/04/20	E	PL	HH	Rear dormer roof amended to flat roof, rooflights repositioned & added, rear window amended to flat 4 Living Area & window replaced with doors & juliet balcony
08/03/19	D	PL	HH	Building regulation notes & setting out added
28/02/19	C	PL	HH	Section & notes added
20/10/17	B	PL		Balcony removed, bin store repositioned & entrance to flat 1 amended
07/09/17	A	PL		Balcony screens & cycle store amended

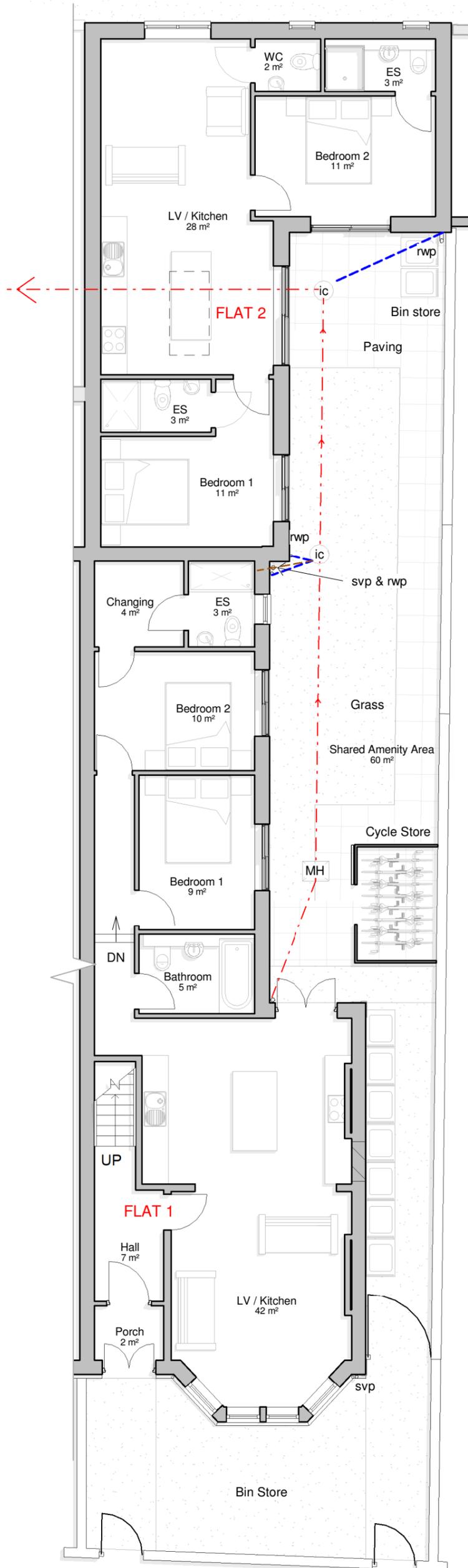


Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
Systems House 89 Heol Don Cardiff CF14 2AT
T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT
Proposed rear extension, loft conversion with dormers & conversion of dwelling to form 4 no. flats
225 Albany Road, Roath, Cardiff, CF24 3NW

DRAWING TITLE
Site Plan as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	05/07/17	PL	HH
DRAWING NUMBER	REVISION		
P584	L_002		F



Planning Issue

09/09/20	F	PL	HH	Amended in line with planners comments dated 20/08/20
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date	rev	name	chk	note
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PROJECT
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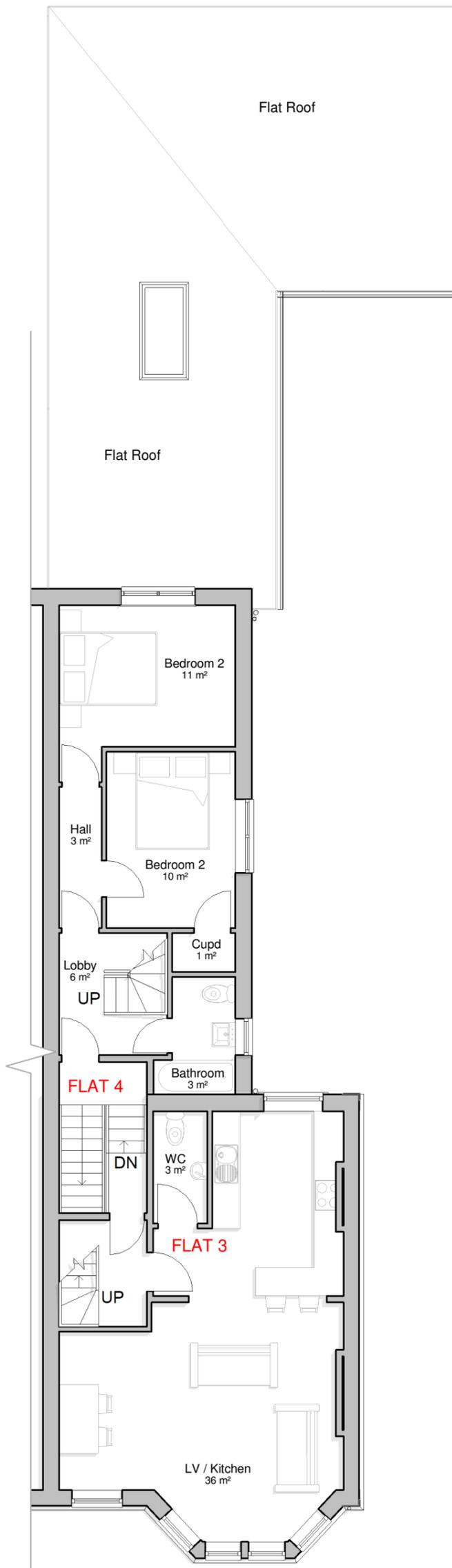
DRAWING TITLE
Ground Floor Plan as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 100	05/07/17	PL	HH

DRAWING NUMBER	REVISION
P584 L_200	F

Ground Floor Plan

1 : 100



First Floor Plan
1 : 100

Planning Issue

09/09/20	C	PL	HH	Amended in line with planners comments dated 20/08/20
06/04/20	B	PL	HH	Rear dormer roof amended to flat roof, rooflights repositioned & added, rear window amended to flat 4 Living Area & window replaced with doors & juliet balcony
08/03/19	A	PL	HH	Building regulation notes & setting out added

date	rev	name	chk	note
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Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
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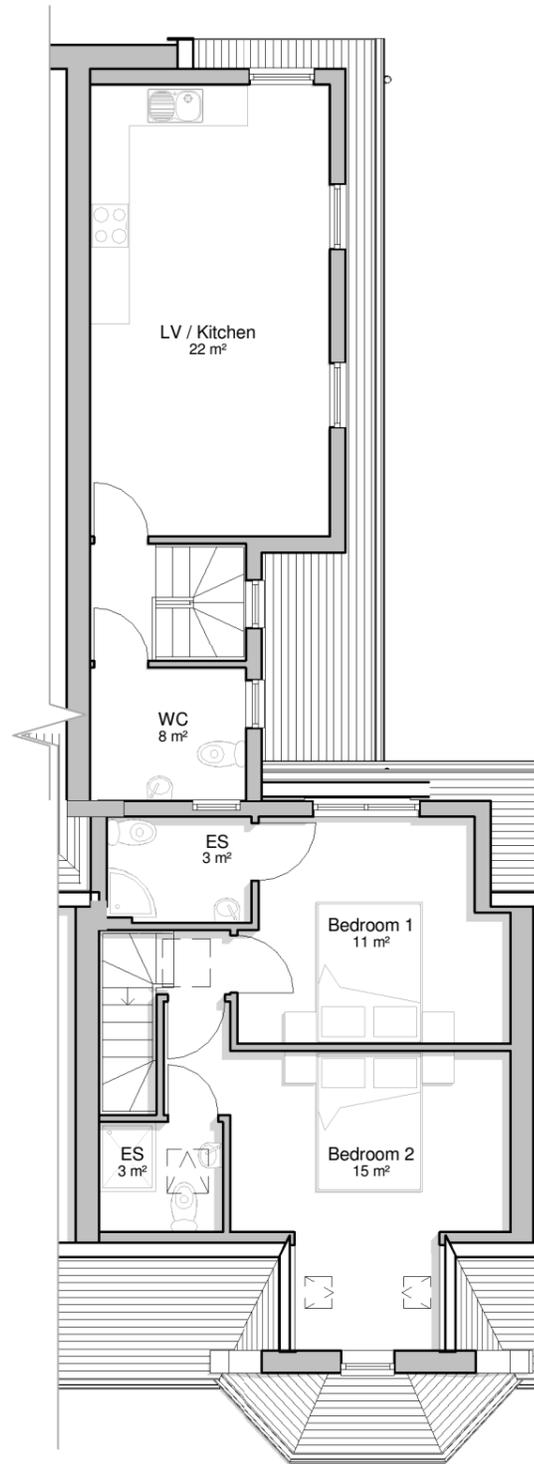
PROJECT
Proposed rear extension, loft conversion with dormers & conversion of dwelling to form 4 no. flats

225 Albany Road, Roath, Cardiff, CF24 3NW

DRAWING TITLE
First Floor Plan as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 100	08/03/19	PL	HH

DRAWING NUMBER	REVISION
P584 L_201	C



Second Floor
1 : 100

Planning Issue

date	rev	name	chk	note
09/09/20	C	PL	HH	Amended in line with planners comments dated 20/08/20
06/04/20	B	PL	HH	Rear dormer roof amended to flat roof, rooflights repositioned & added, rear window amended to flat 4 Living Area & window replaced with doors & juliet balcony
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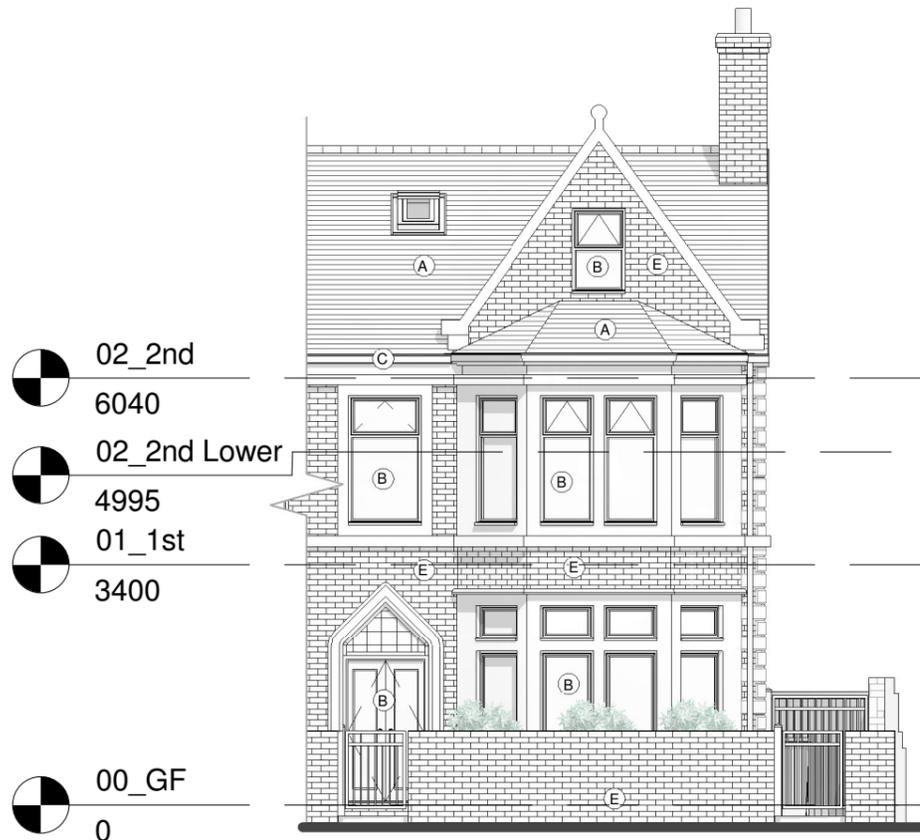
DRAWING TITLE
Second Floor Plan as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 100	07/07/17	Author	Checker

DRAWING NUMBER	REVISION
P584 L_202	C

FINISHES KEY:

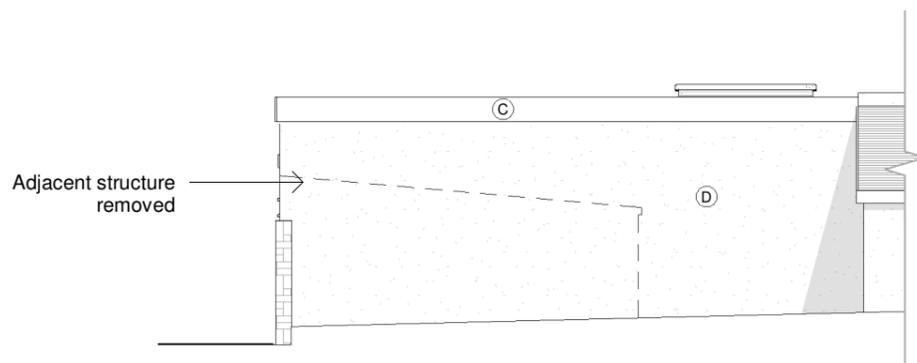
- A : GREY SLATE ROOFING & RED RIDGE TILES
- B : WHITE DOUBLE GLAZED UPVC WINDOWS & DOORS
- C : BLACK UPVC RAINWATER GOODS ON BLACK FASCIA
- D : WHITE RENDERED EXTERNAL WALLS
- E : RED / ORANGE BRICKWORK EXTERNAL WALLS
- F : GREY SLATE VERTICAL CLADDING TILES



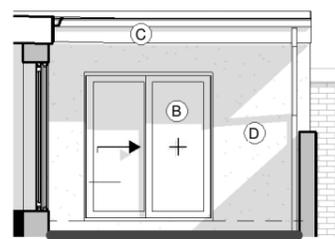
South (Front) Elevation
1 : 100



North (Rear) Elevation
1 : 100



West (Side) Elevation
1 : 100



South Elevation
1 : 100

Planning Issue

date	rev	name	chk	note
09/09/20	E	PL	HH	Amended in line with planners comments dated 20/08/20
06/04/20	D	PL	HH	Rear dormer roof amended to flat roof, rooflights repositioned & added, rear window amended to flat 4 Living Area & window replaced with doors & juliet balcony
08/03/19	C	PL	HH	Building regulation notes & setting out added
20/10/17	B	PL		Balcony removed, bin store repositioned & entrance to flat 1 amended
07/09/17	A	PL		Balcony screens & cycle store amended



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
Systems House 89 Heol Don Cardiff CF14 2AT
T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT
Proposed rear extension, loft conversion with dormers & conversion of dwelling to form 4 no. flats

225 Albany Road, Roath, Cardiff, CF24 3NW

DRAWING TITLE
Elevations 1 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	05/07/17	PL	HH
DRAWING NUMBER	REVISION		
P584	L_210	E	

FINISHES KEY:

- A : GREY SLATE ROOFING & RED RIDGE TILES
- B : WHITE DOUBLE GLAZED UPVC WINDOWS & DOORS
- C : BLACK UPVC RAINWATER GOODS ON BLACK FASCIA
- D : WHITE RENDERED EXTERNAL WALLS
- E : RED / ORANGE BRICKWORK EXTERNAL WALLS
- F : GREY SLATE VERTICAL CLADDING TILES

Planning Issue

The south east facing windows of the rear annex dormer shall be non-opening below a height of 1.7m above internal floor level and glazed with obscure glass.



East (Side) Elevation
1 : 100

09/09/20	E	PL	HH	Amended in line with planners comments dated 20/08/20
06/04/20	D	PL	HH	Rear dormer roof amended to flat roof, rooflights repositioned & added, rear window amended to flat 4 Living Area & window replaced with doors & juliet balcony
08/03/19	C	PL	HH	Building regulation notes & setting out added
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date	rev	name	chk	note
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DRAWING TITLE
Elevations 2 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	07/07/17	PL	HH
DRAWING NUMBER	REVISION		
P584	L_211	E	