

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 18/08/2021

APPLICATION No. **21/00280/MNR** APPLICATION DATE: 03/02/2021

ED: **FAIRWATER**

APP: TYPE: Full Planning Permission

APPLICANT: Mr FORDHAM

LOCATION: LAND ADJACENT TO LAUREL COURT, FAIRWATER

PROPOSAL: ERECTION OF NEW BUILD DEVELOPMENT TO FORM 2NO. FLATS

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

1. C01 Statutory Time Limit
2. The development, except where explicitly required by the preceding conditions, shall be carried out in accordance with the following approved plans and details:
 - L_002 Rev. A – Site Plan as Proposed
 - L_200 Rev. A – Ground Floor as Proposed
 - L_201 Rev. A – First Floor as Proposed
 - L_210 Rev. A – Elevations 1 of 2 as Proposed
 - L_211 Rev. A – Elevations 2 of 2 as Proposed

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

3. Prior to beneficial use of the development, hereby approved, the car parking spaces shown on the approved plans shall provided and thereafter retained for sole use of occupiers of the development.

Reason: In the interests of Highway Safety in accordance with Policies KP5, T5 and T6 of the Cardiff Local Development Plan 2006-2026.

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

approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

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

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

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

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

6. 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 of the Cardiff Local Development Plan.

7. 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 prepared by a qualified landscape architect (as appropriate).
- Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting (as appropriate).
- Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect (as appropriate).
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree (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 prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

Reason in the interests of green infrastructure and biodiversity to mitigate the effects of development and enhance the area in accordance with Policies KP15, KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan 2006-2026.

8. Prior to beneficial use of the development, hereby approved, the cycle parking spaces shown on the approved plans be shall provided and thereafter retained.

Reason: In the interests of promoting sustainable modes of transport in accordance with Policies KP5, T5 and T6 of the Cardiff Local Development Plan 2006-2026.

9. Surface water from the development, hereby approved, shall be by means of soakaway. In the event soakaways cannot be utilised a drainage scheme, incorporating alternative sustainable drainage techniques shall be implemented, prior to beneficial use of the development, in accordance with details that have been approved by the Local Authority.

Reason: In the interests of water cycle management and averting flood risk in accordance with Policies EN10 and EN14 of the Cardiff Local Development Plan 2006-2026.

RECOMMENDATION 2: Each flat 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 (if required)

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.

Please be advised that the 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. Individual 140 litre/240 litre wheeled bins can be purchased via waste Connect to Cardiff at (029) 2087 2087.

RECOMMENDATION 3: Welsh Water advise:

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in pre-application consultation with the Local Authority, as the relevant SuDS Approval Body (SAB).

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. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact 0800 917 2652 or via email at developer.services@dwrcymru.com

RECOMMENDATION 4: 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;
- 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 5: 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.

1. **DESCRIPTION OF THE SITE AND PROPOSED DEVELOPMENT**

- 1.1 The application site consists of a vacant parcel of land between two blocks of flats within a cul-de-sac including an additional similar property. The site is located in a principally residential area. Access to the site is off Plas Mawr Road in the form of a short projection of highway providing parking for nearby properties. The site is bounded by a public park to the west.
- 1.2 Planning permission is sought for the construction of a two storey building providing two flats. The building would be sited to the northern element of the site in close proximity to the boundary with and at the same orientation as 3 & 4 Laurel Court and would extend marginally beyond this buildings rear elevation from a point roughly in line with it's front elevation. The width of the building would predominately front the gap between the two neighbouring blocks but would extend southwards marginally beyond the front elevation of 1 & 2 Laurel Court. Areas of amenity space would be provided to the south of the proposed building for the two flats. The proposed property would be of a fairly typical design and finish given the context of the area. Two parking spaces are proposed within the existing curtilage of Sunnybank, Fern Place to the south of the site with a pedestrian walkway between the spaces and the proposed development.

2. SITE HISTORY OF RELEVANCE

Application No : 20/00859/MNR
Proposal : ERECTION OF NEW DEVELOPMENT TO FORM 2NO.
FLATS
Application Type: FUL
Decision : REF
Decision Date : 29/10/2020

3. POLICY FRAMEWORK

National Planning Policy

- Planning Policy Wales (10th Ed, 2018)
- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 15: Development and Flood Risk

Cardiff Local Development Plan 2006-2026 (2016)

- Policy KP1 (Level of Growth)
- Policy KP3(B) (Settlement Boundaries)
- Policy KP5 (Good Quality and Sustainable Design)
- Policy KP8 (Sustainable Transport)
- Policy KP13 (Responding to Evidenced Social Needs)
- Policy KP15 (Climate Change)
- Policy KP16 (Green Infrastructure)
- Policy EN6: Ecological Networks and Features of Importance for Biodiversity
- Policy EN7: Priority Habitats and Species
- Policy EN8 (Trees, Woodlands and Hedgerows)

- Policy EN10 (Water Sensitive Design)
- Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
- Policy EN14 (Flood Risk)
- Policy T1 (Walking and Cycling)
- Policy T5 (Managing Transport Impacts)
- Policy T6 (Impact on transport Networks and Services)
- Policy C3 (Community Safety/Creating Safe Environments)
- Policy W2 (Provision for Waste Management Facilities in Development)

Supplementary Planning Guidance

- Green Infrastructure (2017)
- Infill Sites (2017)
- Managing Transportation Impacts (2018)
- Waste Collection and Storage Facilities (2016)

4. CONSULTEE RESPONSES

- 4.1 The Operational Manager (Waste Management) raises no objection the proposed storage area for waste and recycling which is considered acceptable. General advice in respect of waste management is provided.
- 4.2 The Operational Manager (Shared Regulatory Services – Pollution Control) previously raised no objections to such a proposal, advisory notes in respect of construction site noise and waste management were requested.
- 4.3 The Operational Manager (Shared Regulatory Services –Environment) advises that contamination is not known at the site a conditions are recommended in respect of unforeseen contamination and imported materials.
- 4.4 The Operational Manager (Flood & Costal Risk Management) has been consulted, no representations have been received.
- 4.5 The Operational Manager (Traffic and Transportation) has been consulted, no in principle objections have been received. The previous refusal is acknowledged and it is queried whether parking off Fern Place would be a practical alternative. Accessible and undercover cycle parking should be provided.
- 4.6 The Councils Planner (Trees and Landscaping) raises no objection to the proposal subject to a condition requiring a scheme of soft landscaping to be undertaken to mitigate the effects of the development and any loss of green infrastructure.
- 4.6 The Councils Planner (Ecology) has been consulted, no representations have been received.
- 4.7 South Wales Police have been consulted, no representations have been received.
- 4.8 Wales and West Utilities previously raised no objection to such a proposal, advise that gas pipes may be present within the area and must not be built over, general

guidance notes should be followed.

- 4.9 Natural Resources Wales raise no objection to the proposal.
- 4.10 Welsh Water raise no objection to the proposal and provide advice in respect of asset protection, water connections and the public sewerage network.

5. REPRESENTATIONS

5.1 The owner/occupiers of neighbouring properties have been consulted, several letters of representation have been received. The owner/occupiers of 2, 4, 5, 6 & 7 Laurel Court object to the proposal, a summary of the objections are detailed below:

- Overdevelopment
- Overbearing impact
- Loss of light and overshadowing
- Loss of privacy
- Lack of appropriate parking and associated impact upon road network
- Noise and disruption from construction activities
- Loss of mature hedgerows
- Devaluation of properties

5.2 Cllr Lisa Ford, Local Ward Member, supports the concerns and objections of neighbouring residents and objects to the proposal on the grounds it would be overbearing, of detriment to privacy of neighbouring occupiers, lacks open space and issues with parking including concerns over the access from the proposed parking area.

6. ANALYSIS

6.1 Introduction

6.1.1 The application site lies within the defined settlement boundary within an existing residential area and has no specific designation or allocation, therefore, the principle of the proposal is considered acceptable.

6.1.2 The principal matters for consideration are:

- the effect of the proposal upon the character and appearance of the area;
- the effect of the proposal upon the amenity of neighbouring occupiers and the area;
- the amenity to be provided for future occupiers;
- the transport impact.

6.2 Impact Upon the Character and Appearance of the Area

6.2.1 Policy KP5 seeks to ensure that new development responds *“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'. Whilst the Infill Sites SPG advises that such development should be sensitive to its immediate surroundings and respond well to the built context in terms of their siting, adherence to building plots and lines.

6.2.2 The scale and design of the proposal generally accords with the general character of the area and would not be incongruous in itself despite some conflict with the original pattern of development.

6.2.3 Accordingly it is considered that the proposal would reflect the character and appearance of the area and accords with the principles of Policy KP5.

6.3 Impact Upon the Amenity of Neighbouring Occupiers

6.3.1 Policy KP5 states all new development will be required to ensure there is *'no undue effect on the amenity of neighbouring occupiers'*.

6.3.2 The scale and siting of the proposal relative to neighbouring properties is considered acceptable. The significant mass of the proposed building is located away from principal spaces around neighbouring buildings and would, therefore, not be unduly overbearing of otherwise un-neighbourly. The orientation relative to the property to the north east and the extent projection to the rear relative to the property to the north west are such that no significant loss of light or over-shadowing would result.

6.3.3 The siting of windows within the development are such that only acute views rather than direct views towards neighbouring windows or private garden areas would be afforded which would result in limited detriment to neighbouring privacy and is a common characteristic of urban environments.

6.3.5 Accordingly, it is considered that the proposal would have no detrimental impact upon the amenity of neighbouring occupiers and, therefore, accords with the principles of Policy KP5.

6.4 Amenity of Future Occupiers

6.4.1 Policy KP5 requires all new development to be of a high quality design.

6.4.2 The level of internal accommodation for each proposed dwelling is considered to be of an adequate size and layout. Each property would benefit from adequate outlook and light.

6.4.3 The level of amenity space is considered appropriate. Each property would benefit from a good sized private garden with space for appropriate facilities to service the dwellings.

6.4.4 Accordingly, it is considered that the proposal, in this regard, would provide a good level of general amenity for future occupiers and accord with the principles of Policy KP5.

6.5 Transport Impact

- 6.5.1 Policy KP8 seeks to achieve a 50:50 modal split between journeys by car and other more sustainable means and, therefore, seeks to reduce reliance on the private car as a means of transport in favour of more sustainable methods. Policy T5, supports this key policy, by seeking to ensure *'that all new developments properly address the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement network and routes'*. Whilst Policy KP6 details that *'development will not be permitted which would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks'*.
- 6.5.2 The proposal is located within a sustainable location in close proximity to local amenities and public transport. Cycle parking spaces, to encourage the use of sustainable modes of transport, are proposed, therefore, occupiers of the proposed dwellings would not be totally reliant upon the car as a mode of transport.
- 6.5.3 Notwithstanding the proposals general accordance with the principles of sustainable transport such objectives must be balanced against the need to manage pressures on existing parking and the negative impacts of over subscription of space including congestion, hazards, visual amenity and harm to residential amenity. It is noted that the parking area to Laurel Court is heavily subscribed and additional on-street car parking could be of detriment to highway safety. The proposal includes two car parking spaces located off Fern Place this is considered to be an adequate provision for the proposed development and within the maximum allowance. The car parking spaces would be accessed via a short secure pedestrian path which is considered appropriate in context.
- 6.5.4 Accordingly, it is considered that the proposal accords with the principles of sustainable transport and should have no adverse impact upon the existing highway and amenities of the area, therefore, the proposal accords with the principles of Policies KP5, KP8, T1, T5 and T6.

6.6 Other Matters

- 6.6.1 Policy KP15 seeks to mitigate against the effects of climate change and details Green Infrastructure has an important function as carbon sinks and Policies KP16 and EN8 seek to protect and promote Green Infrastructure including trees and hedges. The proposal provides insufficient information to determine that existing green infrastructure would be adequately protected and would not conflict with the development. Furthermore, no detail is provided toward any potentially required mitigation measures or general landscaping to be provided, however, there is considered to be adequate space around buildings to provide soft landscaping to mitigate any loss and enhance the area, therefore, the proposal is considered acceptable subject to a condition requiring further details and implementation of a landscaping scheme.
- 6.6.2 Policy EN10 details that *'development should apply water sensitive urban design*

solutions' the process of integrating water cycle management with the built environment through planning and urban design. Furthermore, the purpose of Policy EN14 *'is to avert development from where it would be at risk from river, ordinary watercourse, coastal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere'*. With regard to Chapter 6 of PPW and guidance within TAN15 surface water drainage is a material planning consideration and consideration to flooding caused by heavy rainfall and runoff from development in areas of known flooding is required to be given on a case by case basis. It should, however, be noted that since January 2019 additional control under the Water Management Act 2010 has been enacted in this regard and the proposed development may require approval under the 'SAB process'. The site is not in an area known for main river, sea, reservoir or surface water flood risk, therefore, on this basis it is considered the proposal is unlikely to have any adverse flood risk impact subject to the implementation of adequate surface water drainage, which should incorporate disposal by sustainable means. Soakaways are detailed for use, a sustainable system, and, therefore, a condition is recommended in this regard and an advisory note relating to the 'SAB' process. Accordingly, it is considered, with due regard to national policy and guidance, that the proposal would accord with the principles of Policies EN10 and EN14

- 6.6.3 In respect of comments made by objectors that are not previously been addressed it should be noted that property prices are not a material planning consideration. Whilst it is acknowledged that some disruption from construction activities is likely to occur it would not be considered that the construction of a development of this scale would adversely affect amenity or safety to such a degree that planning controls would be warranted, given the controls of other relevant legislation in this regard.

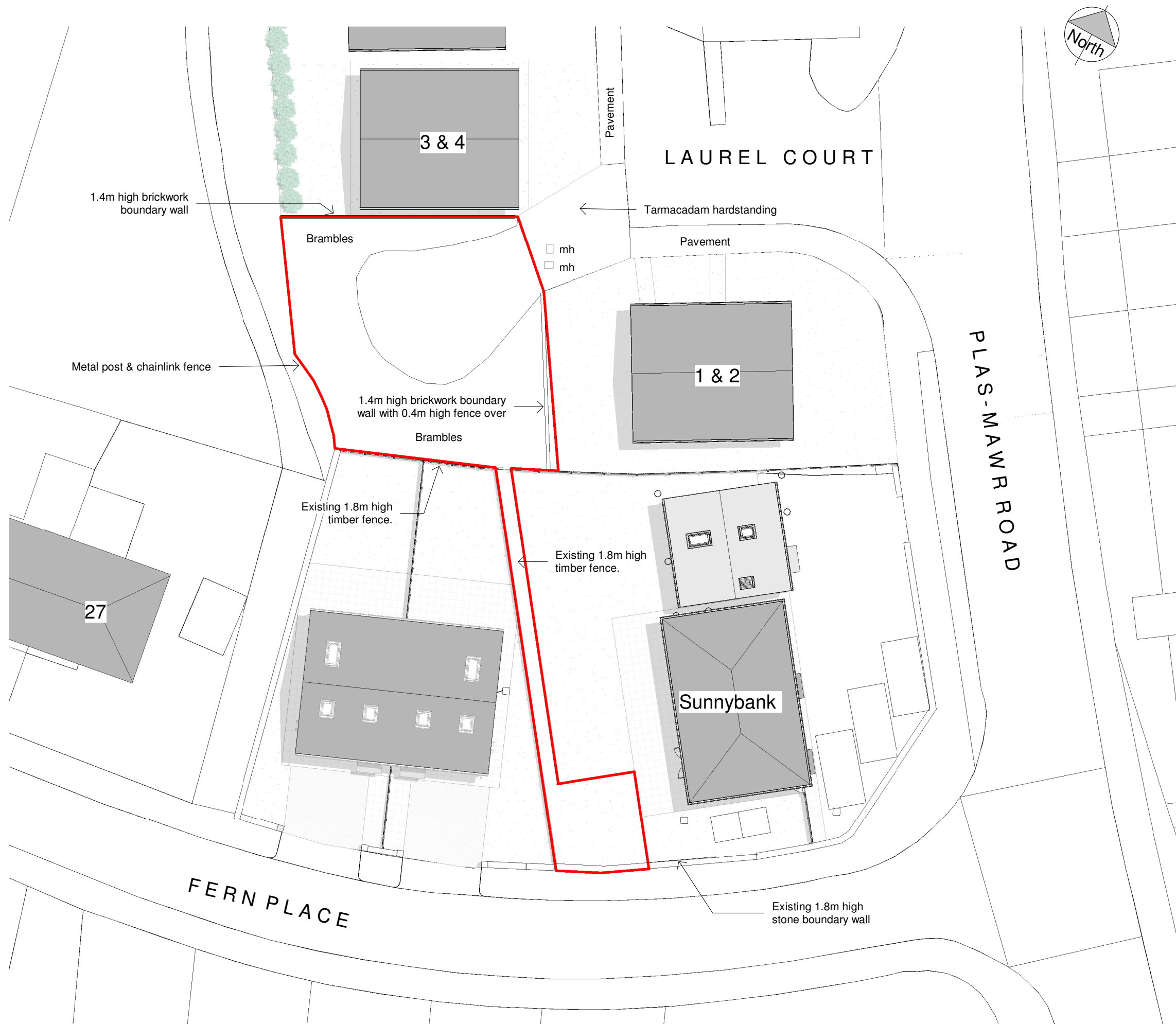
7. **OTHER CONSIDERATIONS**

- 7.1 **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.
- 7.2 **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.
- 7.3 **Well-Being of Future Generations Act 2015** – 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.

8. **CONCLUSION**

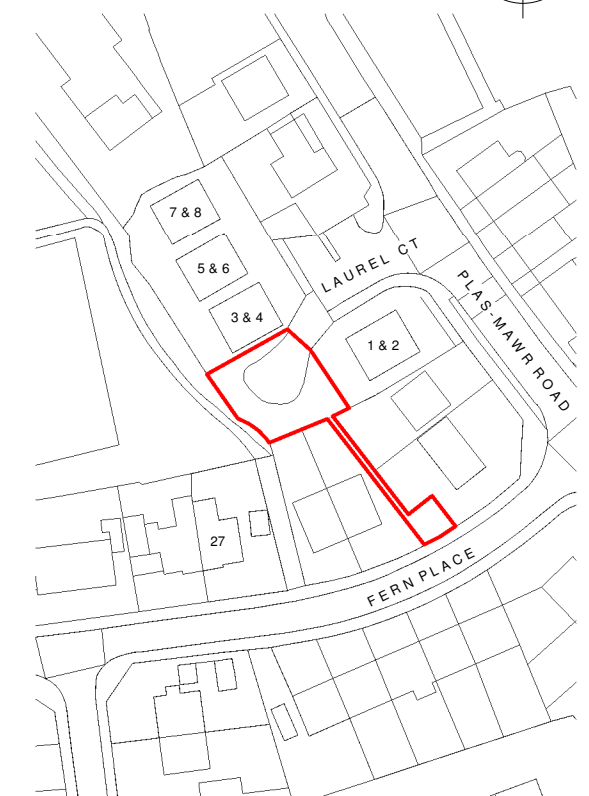
- 8.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended that planning permission be granted.



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A3 Original Sheet Size



Location Plan

1 : 1250

Planning Issue

05/05/21 A PL MF Site boundary & notes amended

date	rev	name	chk	note
05/05/21	A	PL	MF	Site boundary & notes amended



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
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T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT
Erection of new development to form 2 No Flats

Land Adjacent to Laurel Court, Cardiff, CF5 3LT

DRAWING TITLE
Site Plan as Existing

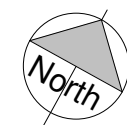
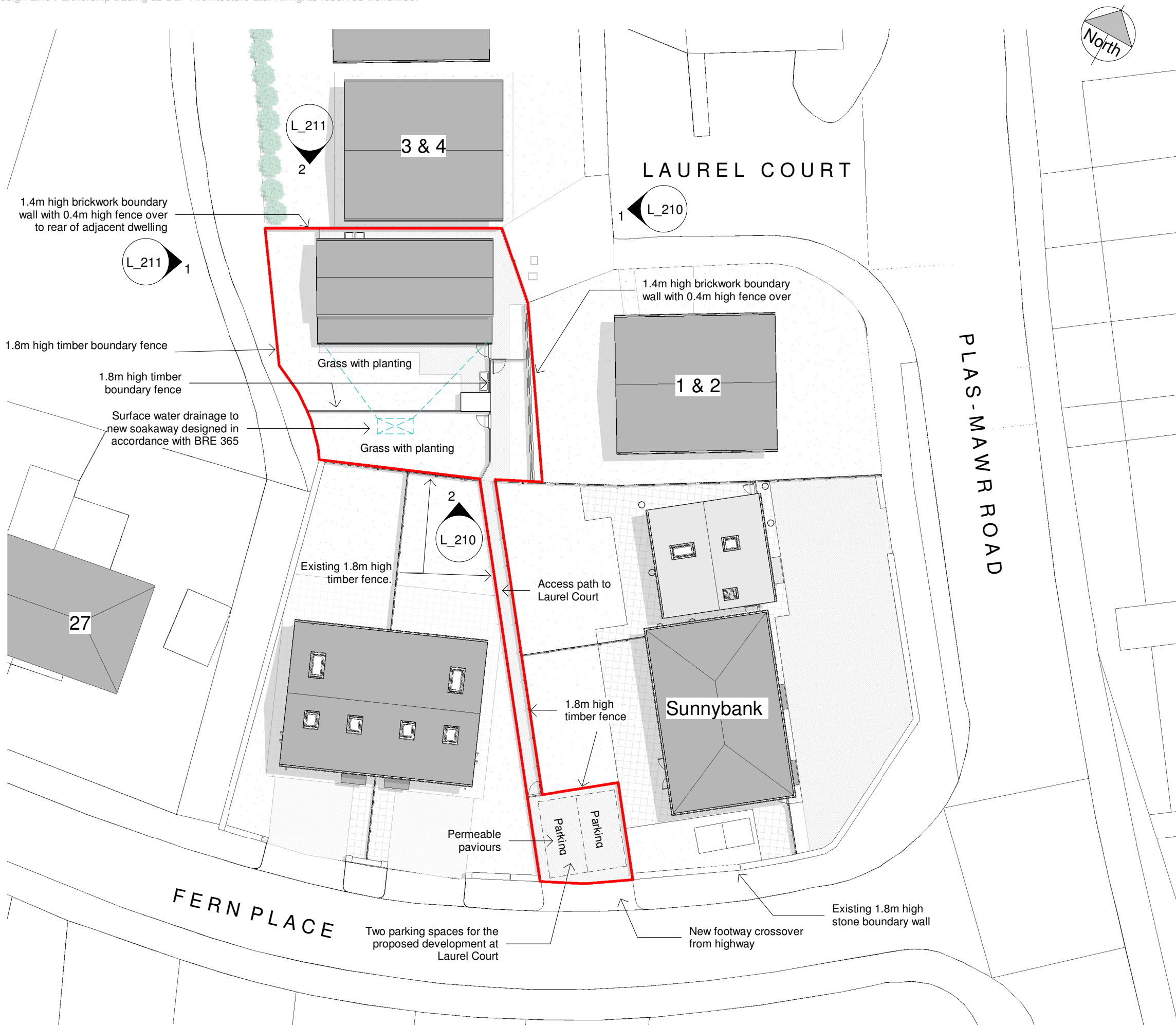
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As indicated	21/04/20	PL	MF

DRAWING NUMBER	REVISION
P671a L_001	A

Site Plan as Existing

1 : 250

Site Area: 300m²



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

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

Proposed site area:
 300m²
Car Parking:
 2 No spaces
Cycle spaces:
 Flat 1: 2 No spaces
 Flat 2: 1 No space

DRAINAGE NOTES:
 Surface water drainage to new soakaway to be designed in accordance with BRE 365

BIN STORAGE PER UNIT:
 Recycling: 1 x 240L bin
 Composting: 1 x 25L bin
 Waste: 1 x 240L bin

Planning Issue

date	rev	name	chk	note
04/05/21	A	PL MF		Site boundary & notes amended



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
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PROJECT
 Erection of new development to form 2 No Flats

Land Adjacent to Laurel Court, Cardiff, CF5 3LT

DRAWING TITLE
 Site Plan as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	03/02/21	PL	MF
DRAWING NUMBER		REVISION	
P671a	L_002		A

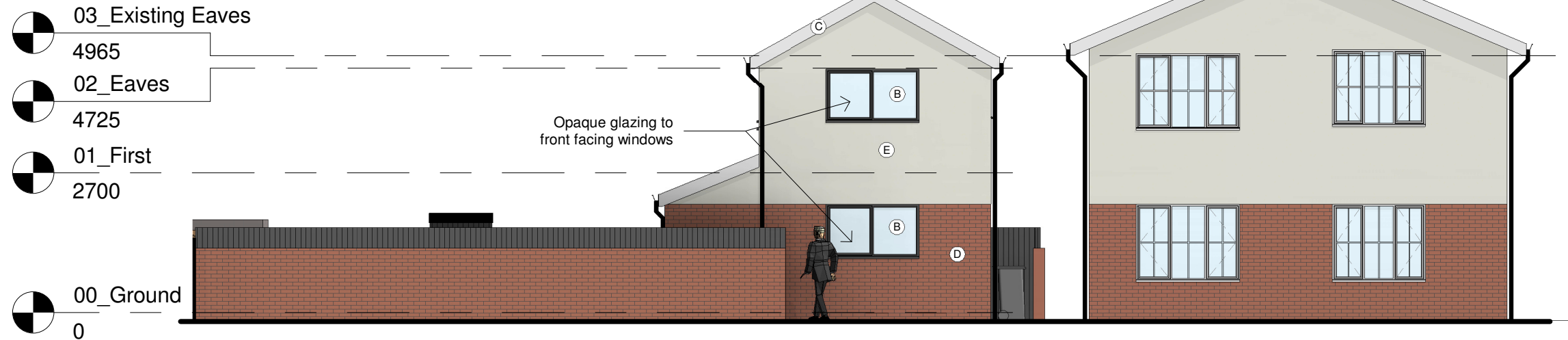
Site Plan as Proposed
 1 : 250

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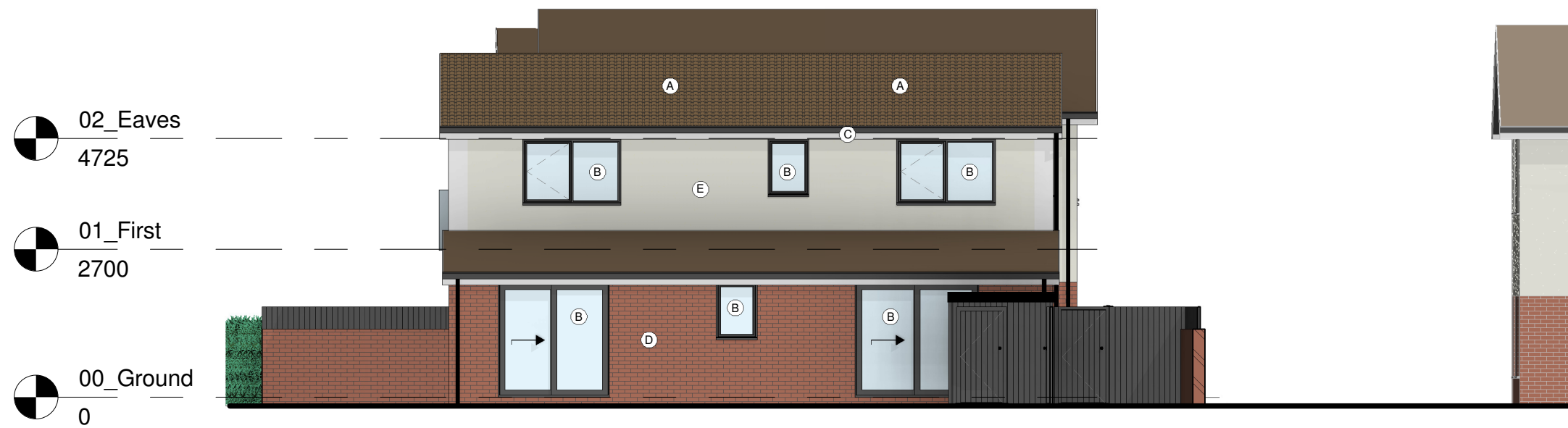
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East (Front) Elevation
1 : 100

FINISHES KEY:

- A : BROWN INTERLOCKING ROOF & RIDGE TILES
- B : ANTHRACITE GREY UPVC DOUBLE GLAZED WINDOWS & DOORS
- C : BLACK UPVC RAINWATER GOODS ON WHITE FASCIA
- D : RED / BROWN FAIR FACED BRICKWORK EXTERNAL WALLS
- E : CREAM SMOOTH FACED RENDERED EXTERNAL WALLS



South (Side) Elevation
1 : 100

Planning Issue

date	rev	name	chk	note
04/05/21	A	PL	MF	Site boundary & notes 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
Erection of new development to form 2 No Flats

Land Adjacent to Laurel Court, Cardiff, CF5 3LT

DRAWING TITLE
Elevations 1 of 2 as Proposed

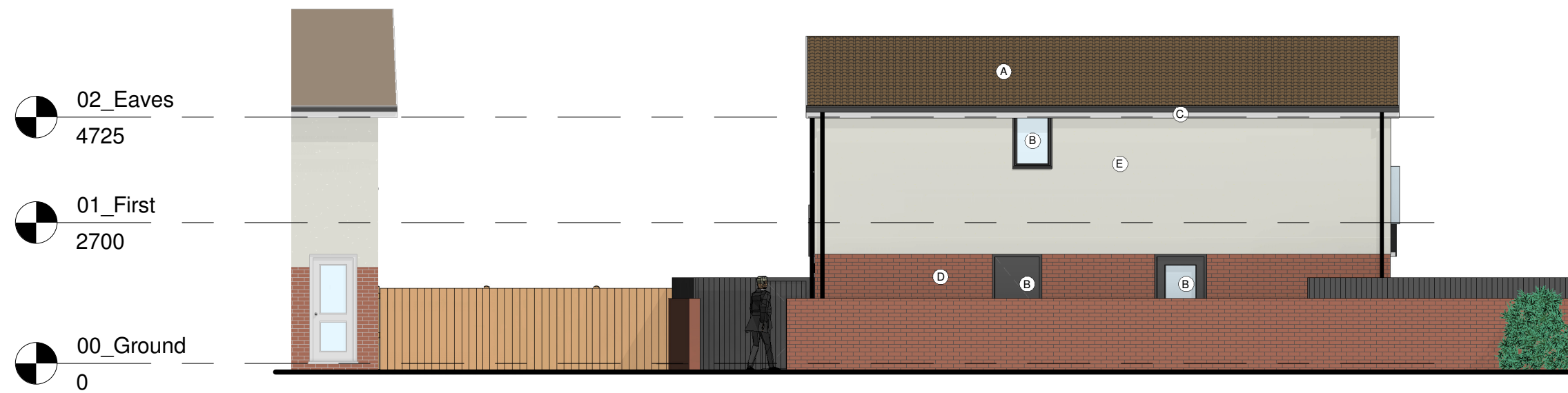
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P671a	L_210		A



West (Rear) Elevation
1 : 100

FINISHES KEY:

- A : BROWN INTERLOCKING ROOF & RIDGE TILES
- B : ANTHRACITE GREY UPVC DOUBLE GLAZED WINDOWS & DOORS
- C : BLACK UPVC RAINWATER GOODS ON WHITE FASCIA
- D : RED / BROWN FAIR FACED BRICKWORK EXTERNAL WALLS
- E : CREAM SMOOTH FACED RENDERED EXTERNAL WALLS



North (Side) Elevation
1 : 100

Planning Issue

04/05/21 A PL MF Site boundary & notes amended

date	rev	name	chk	note
04/05/21	A	PL	MF	Site boundary & notes amended



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PROJECT
Erection of new development to form 2 No Flats

Land Adjacent to Laurel Court, Cardiff, CF5 3LT

DRAWING TITLE
Elevations 2 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	03/02/21	PL	MF

DRAWING NUMBER	REVISION
P671a L_211	A

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 : BROWN INTERLOCKING ROOF & RIDGE TILES
- B : ANTHRACITE GREY UPVC DOUBLE GLAZED WINDOWS & DOORS
- C : BLACK UPVC RAINWATER GOODS ON WHITE FASCIA
- D : RED / BROWN FAIR FACED BRICKWORK EXTERNAL WALLS
- E : CREAM SMOOTH FACED RENDERED EXTERNAL WALLS



East Perspective View



West Perspective View

Planning Issue

04/05/21 A PL MF Site boundary & notes amended

date	rev	name	chk	note
04/05/21	A	PL	MF	Site boundary & notes amended



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
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PROJECT
 Erection of new development to form 2 No Flats

Land Adjacent to Laurel Court, Cardiff, CF5 3LT

DRAWING TITLE
 Perspective Views as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 50	03/02/21	PL	MF

DRAWING NUMBER	REVISION
P671a L_220	A