

## PETITION AND LOCAL MEMBER OBJECTION

COMMITTEE DATE: 06/10/2022

APPLICATION No. **22/00927/DCH** APPLICATION DATE: 29/04/2022

ED: **RIVERSIDE**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Williams

LOCATION: 97 ROMILLY CRESCENT AND 106 LLANDAFF ROAD,  
PONTCANNA, CARDIFF, CF11 9NN

PROPOSAL: PROPOSED REFORMATION OF 97 ROMILLY CRESCENT  
AND 106 LLANDAFF ROAD TO FORM A SINGLE DWELLING,  
SINGLE STOREY SIDE EXTENSION, ALTERATIONS TO  
EXTERNAL AMENITY AREAS INCLUDING LANDSCAPE  
PLANTING AND ASSOCIATED WORKS

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**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 and details:
  - L(00) 003 P6 – PROPOSED SITE PLAN
  - L(00) 100 T4 – PROPOSED GROUND FLOOR & CELLAR PLANS
  - L(00) 101 T4 – PROPOSED FIRST & SECOND FLOOR PLANS
  - L(00) 102 T4 – PROPOSED ELEVATIONS – WEST & SOUTH
  - L(00) 103 T4 – PROPOSED ELEVATIONS – NORTH & EAST
  - 02 REV E – TREE RETENTION & REPLACEMENT
  - ARBORICULTURAL REPORT (12<sup>TH</sup> JULY 2022) - ARBORICULTURAL TECHNICIAN SERVICES LTD
  - SOIL RESOURCES OF LAND AT 106 LLANDAFF ROAD, CARDIFF (20<sup>TH</sup> JULY 2022) – LAND RESEARCH ASSOCIATES
  - BAT SURVEY (JULY 2022) – ECOLOGICAL SERVICES LTD

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. No development shall take place until full details of the soil amelioration proposed within the Root Protection Area of lime T709 have been

submitted and approved by the LPA.

Reason – to ensure the ongoing good health of lime T709 in accordance with Policy EN8 of the Cardiff Local Development Plan (2006 – 2026).

4. All planting and seeding shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner.  
Reason: To maintain and improve the amenity and environmental value of the area in accordance with Policy EN8 of the Cardiff Local Development Plan (2006 – 2026).
5. Any newly planted trees, plants 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 shown on the approved plans, unless the Local Planning Authority gives written consent to any variation.  
Reason: To maintain and improve the amenity and environmental value of the area in accordance with Policy EN8 of the Cardiff Local Development Plan (2006 – 2026).
6. The development shall be undertaken in full accordance with the Arboricultural Method Statement (AMS). Tree Protection Plan, Tree Retention & Replacement Plan and Soil Resources Report.  
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.
7. Details of the proposed cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority prior to any development works being undertaken.  
Reason: To ensure that adequate and accessible covered and secure cycle parking is provided in accordance with Policy T1 of the Cardiff Local Development Plan (2006 – 2026).
8. Details of the proposed windows (including dormer windows and proposed paint finish colour) to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details sufficient to fully describe the proposed shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.  
Reason: To safeguard the character and appearance of the building and the conservation area in accordance with Policy EN9 of the Cardiff Local Development Plan (2006 – 2026).
9. Details of the proposed ground floor extension of a scale sufficient to describe the proposed (including joinery details, elevations, vertical and horizontal sections) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of work to the

extension.

Reason: To safeguard the character and appearance of the building and the conservation area in accordance with Policy EN9 of the Cardiff Local Development Plan (2006 – 2026).

10. The roof light shall, when fitted, match the existing in terms of opening size. It shall be flush to the roof pitch, with no greater upstand than 25mm above the roof covering. It shall have a surround of a dark matt finish.  
Reason: To safeguard the character and appearance of the building and the conservation area in accordance with Policy EN9 of the Cardiff Local Development Plan (2006 – 2026).
11. Details of the proposed stonework, gate piers, gates, and railings to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed (including a full method statement and specification of work) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to the boundary wall.  
Reason: To safeguard the character and appearance of the building and the conservation area in accordance with Policy EN9 of the Cardiff Local Development Plan (2006 – 2026).
12. Details for the proposed restoration of the existing chimney stacks of a scale sufficient to fully describe the proposed work shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of work to the chimney stacks.  
Reason: To safeguard the character and appearance of the building and the conservation area in accordance with Policy EN9 of the Cardiff Local Development Plan (2006 – 2026).
13. The development shall be undertaken in full accordance with the mitigation measures identified in the submitted Bat Survey report prepared by Ecological Services Ltd, dated July 2022. in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).  
Reason: To ensure protected species are not affected by this development in accordance with conservation of Habitats and Species Regulations 2010 (as amended).
14. No site clearance/demolition of (relevant features) to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be granted if a consultant ecologist can evidence that there are no birds nesting in this these features immediately (48 hrs) before their removal.  
Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), in accordance with Policy EN7 of the Cardiff Local Development Plan (2006 – 2026).

**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 applicant's ownership.

**RECOMMENDATION 3:** The planning application proposes highly vulnerable development, proposed conversion of two separate dwellings to form a single dwelling. NRW Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into the TAN15 Defended Zone.

Recognising the particular nature of this application this application presents an opportunity to raise awareness of the flood risk and incorporate flood resistance/resilience measures and make provisions for flood warning and emergency access/egress. To aid this, the Applicant may decide to undertake an FCA for their own benefit.

The criteria for the FCA, which should normally be undertaken by a suitably qualified person carrying an appropriate professional indemnity, are given in Section 7 and Appendix 1 of TAN15. The FCA should be appropriate to the scale and nature of the development being proposed.

NRW may hold relevant flood risk data that can be used to assist with this assessment. Any requests for this data should be sent to our [datadistribution@cyfoethnaturiolcymru.gov.uk](mailto:datadistribution@cyfoethnaturiolcymru.gov.uk) email account.

If the building and/or access/egress routes are shown to flood during events up to and including a predicted 0.1% (plus an allowance for climate change) flood event, the FCA should propose suitable and appropriate mitigation measures to reduce the effects and consequences of flooding.

Flood resistance/resilience measures that could be incorporated into the development include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels. Appropriate measures and advice is set out in the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which is available at <https://www.gov.uk/government/publications/improving-the-flood-resistance-of-domestic-and-small-business-properties-interim-guidance> and information from CIRIA ([www.ciria.org/flooding](http://www.ciria.org/flooding)). Additional guidance can be found <https://www.gov.uk/prepare-for-flooding/future-flooding>

Please be aware that "Flood Resistance" measures i.e., prevention of floodwaters entering a building, are only recommended in situations where the flood depths do not exceed 600mm.

For further advice, please refer to the NRW website.

## **1. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the redevelopment of the property located on the corner of Romilly Crescent and Llandaff Road. The existing building which has been divided into flats, would be returned to a single dwelling house with a single-storey side extension.
- 1.2 The existing boundary wall would be reinstated, and a new driveway/parking area created at the front of the property.
- 1.3 The proposal includes the removal of 10 Sycamore trees and one Holly Elm group with replacement planting proposed in compensation.
- 1.4 Following the receipt of representations on the proposal and recommendations of Council Officers, the side extension has been amended to move it away from the common boundary with the adjoining residential property.

## **2. DESCRIPTION OF SITE**

- 2.1 The application site is located on the corner of Romilly Crescent and Llandaff Road in Canton.
- 2.2 The site contains a dilapidated and vacant two-storey building set within extensive grounds. The building has formally been divided into flats. Vehicle access to the property is obtained from Llandaff Road. There is a yard area located to the north of the property with pedestrian access from Romilly Crescent. A public lane is located to the southern boundary of the property. A small outbuilding adjoining the lane is to be demolished as part of this proposal.
- 2.3 The property contains a number of mature trees located along the highway boundaries of the site.
- 2.4 The application site is located in the Conway Road Conservation Area.
- 2.5 The site falls inside the C1 flood zone.
- 2.6 Immediately to the west of the site is located an end of terrace dwelling which fronts Romilly Crescent. It has a south facing garden area which adjoins the rear access lane.
- 2.7 The Canton Gospel Hall is located to the west of the site on the corner of Romilly Road and Llandaff Road. This building is locally listed.
- 2.8 Diagonally opposite the site to the north-west of the road junction is Suffolk House. This is locally listed due to its group values with other buildings of merit situated in the area. Suffolk House is currently undergoing

redevelopment and conversion into 10 flats.

2.9 To the north of the site on Romilly Crescent is St Winefrides Nursing Home.

### **3. SITE HISTORY**

3.1 No planning history found for this site.

### **4. POLICY FRAMEWORK**

4.1 The site lies within a residential area as defined by the proposals map of the Cardiff Local Development Plan 2016.

4.2 Relevant National Planning Guidance:

- Future Wales: The National Plan 2040 (2021)
- Planning Policy Wales (Edition 11, 2021)
- Planning Policy Wales TAN 12: Design

4.3 Relevant Cardiff Local Development Plan Policies:

- Policy KP5: Good Quality and Sustainable Design
- Policy KP17: Built Heritage
- Policy EN8: Trees, Woodlands and Hedgerows
- Policy T1: Walking and Cycling
- Policy T5: Managing Transport Impacts
- Policy EN9: Conservation of the Historic Environment

4.4 Relevant Supplementary Planning Guidance:

- Residential Extensions & Alterations (June 2017)
- Green Infrastructure (2017)
- Managing Transportation Impacts (Incorporating Parking Standards (2018))

4.5 Listed Building and Conservation Policies:

- The Planning (Listed Building and Conservation Areas) Act 1990
- Technical Advice Note 24: Historic Environment
- Conservation Area Appraisal (Conway Road Conservation Area)

### **5. INTERNAL CONSULTEE RESPONSES**

5.1 Council's Tree Officer has viewed the application and considered the supporting documents including the Arboricultural Impact Assessment and replacement planting plan. He comments:

*'This is a well-considered development in general terms that features new tree planting that is diverse and well-adapted to the predicted impacts of climate change. This new planting, complementing the retained 'B' category lime (the*

*most important tree on site currently) should enhance the character of the Conservation Area, though it must be accepted that the loss of the existing sycamores represents a loss of local canopy cover and amenity until the new planting is established.'*

- 5.2 The Council's Transport Project Officer reviewed the proposal and noted that the vehicle access from Llandaff Road would be retained. He has questioned the number of car parking spaces provided at the front of the property and queried the provision of cycle parking at the side of the property.
- 5.3 The Council Heritage Officer has viewed the application and following some suggested changes to the scheme, welcomes the proposal to bring this prominent unlisted historic asset back into viable use as a single dwelling. It is noted:

***Dormer Windows***

*The proposed replacement dormer windows are well located and designed, matching those existing to the front elevation. They will be in-keeping with the property. Replacement of the rather incongruous verge dormers to the north and south elevations will further unify, rebalance and enhance the prominent elevations of this fine building (pending submission of details conditioned below).*

***Rooflights***

*The proposed rooflight to the prominent front (west) elevation of the building retains the size of the existing aperture, thus preserving the conservation area. That previously proposed to the rear was considered to be in a prominent location and was not supported. The dormer now proposed is considered acceptable for the reasons cited above.*

***Chimney stack***

*Where previously proposed for partial demolition, the prominent existing chimney stacks are now retained and restored, thus ensuring a well-balanced and enhanced principal elevation (pending details to be secured by condition).*

***Windows***

*The proposed tripartite timber sash windows to the first floor front elevation are a great enhancement on the existing arrangement.*

*The replacement of painted timber sashes with slimline double-glazed timber sashes elsewhere is also supported, provided their appearance remains fundamentally unaltered. To this end, joinery dimensions (including reveal dimensions of sash box outer linings) should match those existing. Perimeter seals to the double-glazed units should match the finished paint colour proposed for the associated joinery. Segmental-headed sashes/boxes to match the cambered intrados of the existing brick voussoirs would also be considered an enhancement on the existing. Details are conditioned below.*

***Fire escape***

*Removal of the prominent and unsightly fire escape stairs to the south elevation*

*is welcomed. This may be balanced positively against the dropped window sill at ground floor level which enables patio access via French doors, particularly considering the latter will be much less prominent from the public realm.*

### **Side Extension**

*There is historical precedent for a structure in this location. The proposed single-storey extension is well designed and positioned; to minimally impact upon both the conservation area and the setting of this prominent building within its spacious curtilage. Further detailed design is conditioned below.*

### **Boundary Wall**

*Though dilapidated, the existing railings and stone boundary wall contribute positively to the area. However, the railings are shown to be in poor condition due to being partially bedded in later concrete. We welcome their reinstatement. Details of the proposed wall should retain and reuse as much material as possible (and be bedded in an appropriate lime-based) mortar. Details for this work and the proposed railings are conditioned below.'*

- 5.4 A number of conservation conditions of approval have been suggested by the Heritage Officer, and where appropriate these have been included in Recommendation 1 above.

## **6. EXTERNAL CONSULTEE RESPONSES**

- 6.1 Natural Resources Wales were consulted over the proposal and its location in the C1 flood zone. NRW advised that they had no objection to the proposed development as submitted and provided advice on flood risk. They noted the Bat Scoping Survey submitted and recommended that any further bat surveys be undertaken as recommended in the survey and in accordance with 'Bat Surveys; Good Practice Guidelines 3<sup>rd</sup> Edition published by the Bat Conservation Trust 2016.' They recommended that the results of the surveys be submitted to the LPA prior to determination.

- 6.2 The applicant has subsequently submitted a Bat Survey, providing confirmation that no bats were observed returning or emerging from the building on 05/05/2022, 10/06/2022 or 03/07/2022.

## **7. REPRESENTATIONS**

- 7.1 The application was advertised by way of site and press notices and via neighbour notification.

- 7.2 A total of 20 objections have been received in opposition to the application proposal. This included representations from local Councillors Leonora Thomson and Caro Wild and Mark Drakeford MS and Kevin Brennan MP. A number of objectors indicated general support for the repair and enhancement works to the property, however, have opposed the proposed removal of trees. The objections received raised the following concerns:



- The loss of a significant number of established trees
- Loss of biodiversity
- The impact of the loss of trees during a climate and ecological emergency
- Trees considered vital for carbon storage
- Questions who will monitor the condition of replacement trees
- Impacts on wildlife
- Loss of tree cover in the area following the felling of trees on the Suffolk House site
- The retention of trees would offset and mitigate car pollution
- Detrimental impact on the Conway Road Conservation Area
- Contrary to the Cardiff Council's campaign to increase tree cover in the City
- Contravenes Cardiff Council's policies on protecting climate and improving air quality
- Contrary to the Wellbeing of Future Generations Act 2016 in terms of sustainability
- Trees provide shade and improve mental and physical health
- Tree Protection Orders sought
- Impact of extension on daylight admission to habitable rooms in the adjoining dwelling at 95 Romilly Crescent
- Height of the proposed dwelling extension

7.3 A petition from the Cardiff Civic Society containing 205 signatures objects to the felling of 10 mature trees on the application site.

## 8. **ANALYSIS**

8.1 The key issues for consideration with this application are:

- I. The impact of the proposal on the character and appearance of the conservation area, particularly through the loss of trees
- II. The design and layout of the proposal
- III. Impacts on the neighbouring property
- IV. Transport effects including access and parking

### I. **IMPACT ON THE CONSERVATION AREA**

8.2 S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a legal duty on the LPA to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas. This duty is imposed through Policies KP17 and EN9 of the Local Development Plan.

8.3 This proposal sees the major redevelopment of a vacant and dilapidated building and its return to residential use. Significant improvements are proposed to the property including the retention and repair of the attractive boundary wall.

8.4 The single storey extension proposed to the side of the building is considered

to be of an appropriate scale, form and finish relative to the property. The Heritage Officer notes that the proposal is *'well designed and positioned; to minimally impact upon both the conservation area and the setting of this prominent building within its spacious curtilage.'*

- 8.5 The proposed development would bring the property, located in a prominent location within the Conway Road Conservation Area back into beneficial residential use. The extension is considered to be of an appropriate scale and form and would remain subservient to the unlisted historic asset, in a sympathetic manner.
- 8.6 The removal of the existing fire escape and making good of the building would represent welcome enhancements to the property. The repair of the existing boundary wall would also result in a significant improvement to the property and an enhancement of the Conway Road Conservation Area.

#### The loss of trees

- 8.7 A number of trees would be removed from the site as part of the proposed development. These include the following:
- 10 x category C trees (Sycamores)
  - 1 category C tree group (Holly Elm)
- 8.8 The category B Common Lime would be retained as part of the proposal and would be supplemented by the following trees which are to be planted as Extra Heavy Standard or Semi Mature:
- 2 x Field Maple 'Red Shine
  - 1 x Norway Maple Deborah
  - 14 x Hornbeam pleached
  - 2 x Sweet Gum 'Slender Silhouette'
  - 2 x Fountainbleau Whitebeam
  - 1 x Silver Lime
- 8.9 The trees located within the application site are not subject of individual or a group Tree Preservation Order. However, as the site is located within the Conway Road Conservation Area, notices must be served on the LPA before any works can be undertaken on them. The submission of this planning application represents this formal notice.
- 8.10 The Arboricultural Report submitted notes that 10 trees and one small tree group are identified to be removed to facilitate the construction of the proposed development and enable the planting of landscape mitigation. All trees identified for removal are low quality trees (C category). It notes that long term, many of the sycamore trees are close to the boundary wall and that conflict between the wall and trees will occur. Furthermore, the removal of trees would enable the planting of a coherent and well-designed scheme for

landscape mitigation which will benefit the tree amenity of the area long term.

- 8.11 While the loss of trees from the site would be regrettable, the replacement planting provision proposed has been considered by the Council's Tree Officer who has commented:

*This development removes a monoculture of self-seeded, uniform age-class, low quality, and value ('C' category) sycamores growing close to a boundary wall to be replaced by a highly diverse and well-considered planting scheme. The new planting includes trees capable of large size and long life and that are well adapted to the predicted impacts of climate change. There will be diversity not only of species, but of form and ornamental attributes, giving a 'layered' style of planting from broadly spreading trees, fastigiated trees and understorey trees, to hedging and understorey shrubs and herbaceous elements. This maximises visual amenity and biodiversity benefits whilst improving on the functional benefits vegetation provides by intercepting and storing water and pollutants at different levels.*

*A sycamore monoculture is problematic because it means less diversity and thereby increased visual monotony combined with increased vulnerability in the event of pest and disease outbreaks. Sycamores form a closed canopy that admits little light and therefore limited understorey vegetation development – i.e. a less 'layered' vegetation distribution. Sycamores have some biodiversity benefits – in an urban context this is largely due to the large biomass of aphids feeding on the tree in the growing season, though the flowers can also attract pollinators. However, in turn, they are a species commonly linked with nuisance problems due to the dense shade they cast, their large seedling production and the huge volume of honeydew that rains down from them during the growing season. Growing as a continuous group rather than as isolated specimens, nuisance problems are exacerbated, particularly in a residential context. This can impact on the quality of life of residents and may result in a need for regular pruning. Sycamores commonly seed in niches adjacent boundary walls, as has happened here. Unfortunately, this means that over time, roots and trunks exert pressure on walls, in some cases sufficient to make them unstable.*

*If this development was simply seeking to remove trees to make way for development, without mitigating this loss, I would see it as a significant problem. However, in this case the development places landscaping upfront as an important component of design and achieves a well-considered design that should enhance the Conservation Area. As you know, there are some outstanding issues with the access and retained 'B' category lime and I have previously stated that the loss of the sycamores will impact on canopy cover locally. If the acceptability of development is to be based purely on **existing** canopy cover, then clearly the development is problematic. However, my view is that development should be preserving and enhancing a sustainable tree population that is fit for purpose in the context of climate change. In this case, the development has the potential to achieve incremental benefits in this regard, whereas retention of existing canopy cover is likely to result in a decline in the sustainable tree population, just when it is needed most (over the next 20-50 years). This is because the nuisance problems associated with trees (real*

*and perceived) are likely to increase whilst the capacity to secure appropriate replacements as part of a coherent landscape design reduces. The end result is likely to be a monoculture of cyclically pruned sycamores with gaps where trees have to be removed due to conflict with walls, but insufficient light and space to bring on new planting. In other words, sometimes it is necessary to remove trees to allow for a more sustainable tree population to develop. Mother nature operates on this basis – large-scale loss of/decline of particular species has occurred throughout time, allowing niches to develop for other species that in turn decline and make way for others, possibly including the species that was originally lost/declined.*

- 8.12 A suggestion has been made by objectors that the sycamore trees should be removed in a phased or staged manner, so as to reduce the visual impact on the conservation area and maintain biodiversity and birdlife. The Tree Officer has considered this and comments:

*'In an ideal world a more phased approach to tree removal and replacement would be sought, but this presents some problems at this site as follows: -*

- Removing trees may increase wind loading on those that remain, increasing the risks of failures.*
- Planting new trees close to retained trees present a significant risk of root damage to the retained trees, since the excavation to accommodate the root-ball is significant.*
- New trees planted close to existing established trees are likely to suffer suppression and may grow in a more distorted and ultimately structurally vulnerable fashion as a consequence.*
- Establishing new shrubs and herbaceous planting with the sycamores in place is likely to be problematic.*
- The proposed landscaping scheme presents a carefully considered selection of trees appropriate to the context, to the predicted impacts of climate change and to each other. It is a 'composition' that only works if it is implemented as a whole rather than piecemeal.*
- I am unclear on the mechanism to be used to secure new planting as and when sycamores are removed? This could become a very convoluted process without the consistency and 'quality control' that can be imposed on the implementation of a landscape scheme under the supervision of the designing landscape architect.*
- I accept and acknowledge that the development will result in a loss of canopy cover and habitat, in terms of the species the sycamores support. This is a relevant issue for debate and consideration. If it was the case that this loss was not to be mitigated, or mitigation was inadequate, then I would most certainly be opposing development. However, development that actively seeks to create a sustainable tree population and presents a carefully considered planting scheme in such a high profile urban location, is rare indeed. My view is that the long-term benefits the scheme should bring override the temporary loss in canopy cover. If the new planting is implemented in accordance with a fully approved plan and specification, there is no reason why within 5 years, we should not be seeing significant*

*growth from the new trees and hedging, thereby creating new habitats and visual amenities in this important location.'*

- 8.13 While the trees proposed for removal as part of this application are mature specimens, aid in reducing air pollution and add to the character of the area, their proposed removal, through being considered as part of this planning application, provides the LPA the opportunity to seek appropriate replacement planting. This would not be the case had notice been served on the LPA outside the application process. Given the nature and habit of the trees and their possible future impact on the boundary wall, I understand that it is unlikely that the LPA would have sought to have protected the trees, had this approach been taken.
- 8.14 Taking the above into consideration and when considering that the proposal seeks to bring a vacant building, which is in a poor state of repair, back into beneficial use, the removal of the trees, is on balance, considered acceptable, subject to the replacement landscaping scheme proposed.

## II. THE DESIGN AND LAYOUT OF THE DEVELOPMENT

- 8.15 Planning Policy Wales (PPW) and Policy KP5 of the Cardiff Local Development Plan (2006 – 2026) require that good design and Placemaking be at the heart of any development. Further detailed guidance is set out in the Council's Residential Extensions and Alterations SPG.
- 8.16 The SPG states that extensions should be appropriate to the existing house in terms of their scale, form and finish and should fit easily within the street scene. Materials and window detailing should match or complement the existing house.
- 8.17 The proposed single-storey extension would adjoin the side return courtyard at the rear of the neighbouring terrace property at No. 95 Romilly Crescent. The extension would have a monopitch roof slope and blank side facing wall. It would marginally set back from the common boundary with the neighbouring property, in part, and would project no further than the rear elevation of the annex at the rear of No. 95.
- 8.18 The proposed extension is considered to be well designed, utilising suitable materials and fenestration which would minimally impact upon both the conservation area and setting of the property. It is single storey, of a modest size and scale and considered acceptable within the context of the surrounding built form.

## III. IMPACT ON THE NEIGHBOURING PROPERTY

- 8.19 The SPG advises that side extensions have the potential to impact on the daylight and outlook of neighbours. At paragraph 7.2 of the SPG, it notes that such extensions should be subordinate to the original dwelling and new developments should consider impact on trees on or adjacent to the application site.

- 8.20 The adjoining property located to the east of the application site at No. 95 Romilly Crescent contains two principal windows at ground floor level. One facing directly south, the other facing west across the side return courtyard.
- 8.21 The proposed single storey extension has been moved back approximately 2m from the common boundary to reduce the impact of the development on the outlook of adjoining occupiers and to ensure good access to daylight to habitable rooms. The existing low stone wall on the boundary would be retained and the flank wall of the extension finished in suitable brickwork to match the existing.
- 8.22 Accordingly, the proposal development is considered to have an acceptable visual impact and should not appear un-neighbourly or overbearing to occupants of the adjoining property. Furthermore, the form and scale of the proposed extension should ensure that the adjoining property maintains an acceptable level of daylight admission to both south and west facing windows.

#### IV. TRANSPORT EFFECTS INCLUDING ACCESS AND PARKING

- 8.23 The site enjoys a sustainable location being within a short walking distance of bus stops, within 600m of the Cowbridge Road East District Centre and close to the city centre employment and leisure uses.
- 8.24 The proposed development would utilise the existing vehicle access from Llandaff Road. This would be widened, and new inward opening gates constructed. This would provide access to a parking forecourt capable of accommodating two vehicles. A manoeuvring area would ensure that vehicles can turn on the site, safely leaving the property in a forward direction.
- 8.25 Council's Transport Projects Officer has raised a concern with the provision of on-site car parking for more than one vehicle. He cites the SPG maximum parking requirement of one car space per residential dwelling in the Central Area as grounds for his concern.
- 8.26 While it is acknowledged that the proposal would exceed the Managing Transportation Impacts guidance on parking by one vehicle, in this case, the provision of parking for two vehicles is considered reasonable given the particular context of this site.
- 8.27 Paragraph 6.11 of the SPG notes that there may be scope for applying the parking standards flexibly in exceptional circumstances, where the specific nature of the development warrants this. In this instance, the subject property is of a considerable size and could be expected to accommodate a number of residential occupants. The applicant has made generous provision for accessible and secure cycle parking, and this will assist in encouraging residents to cycle in order that the LDP target of a 50:50 modal split is met. Furthermore, it should be noted that the property is located in an area subject to significant on-street parking demand and constraints, as both highway frontages on Romilly Crescent and Llandaff Road have double yellow lines.

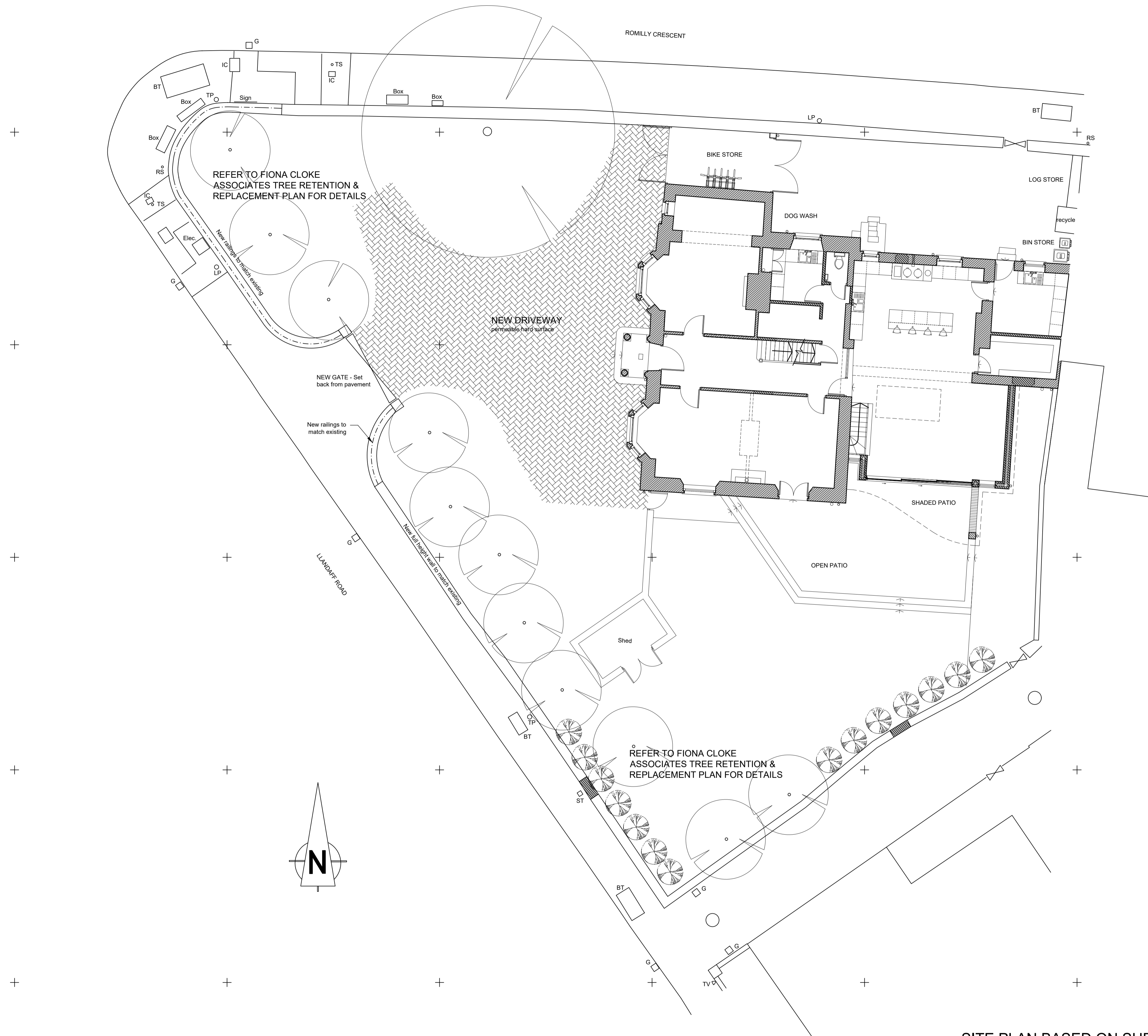
- 8.28 The proposed development indicates cycle parking for 5 cycles with a wall mounted vertical cycle rack. These should be covered and secure. A condition of consent is recommended requiring the provision of further details and approval of acceptable cycle storage facilities for the proposed use.

## 9. **OTHER CONSIDERATIONS**

- 9.1 **Crime and Disorder Act 1998** – Section 17(1) of the Crime and Disorder Act 1998 imposes duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 9.2 **Equality Act 2010** – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.
- 9.3 **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 of the recommended decision.

## 10. **CONCLUSION**

- 10.1 In conclusion, it is considered that the development would provide a high-quality scheme returning a building in a poor state of repair back to beneficial residential use. The proposed use, location, design, access and parking provision are all considered acceptable, along with amenity considerations for neighbouring residents. Overall, the scheme would form a significant enhancement to the area and the wider Conway Road Conservation Area. Whilst mature trees would be lost as a result of the proposed development, taking the above into consideration along with the replacement planting proposed, it is considered that, on balance, the overall development would be acceptable.
- 10.2 It is recommended that planning permission be granted, subject to the imposition of the recommended conditions.



SITE PLAN BASED ON SURVEY BY JOHN VINCENT SURVEYS LTD  
 DESIGN SUBJECT TO PLANNING & BUILDING REGULATION APPROVAL - NOT FOR CONSTRUCTION

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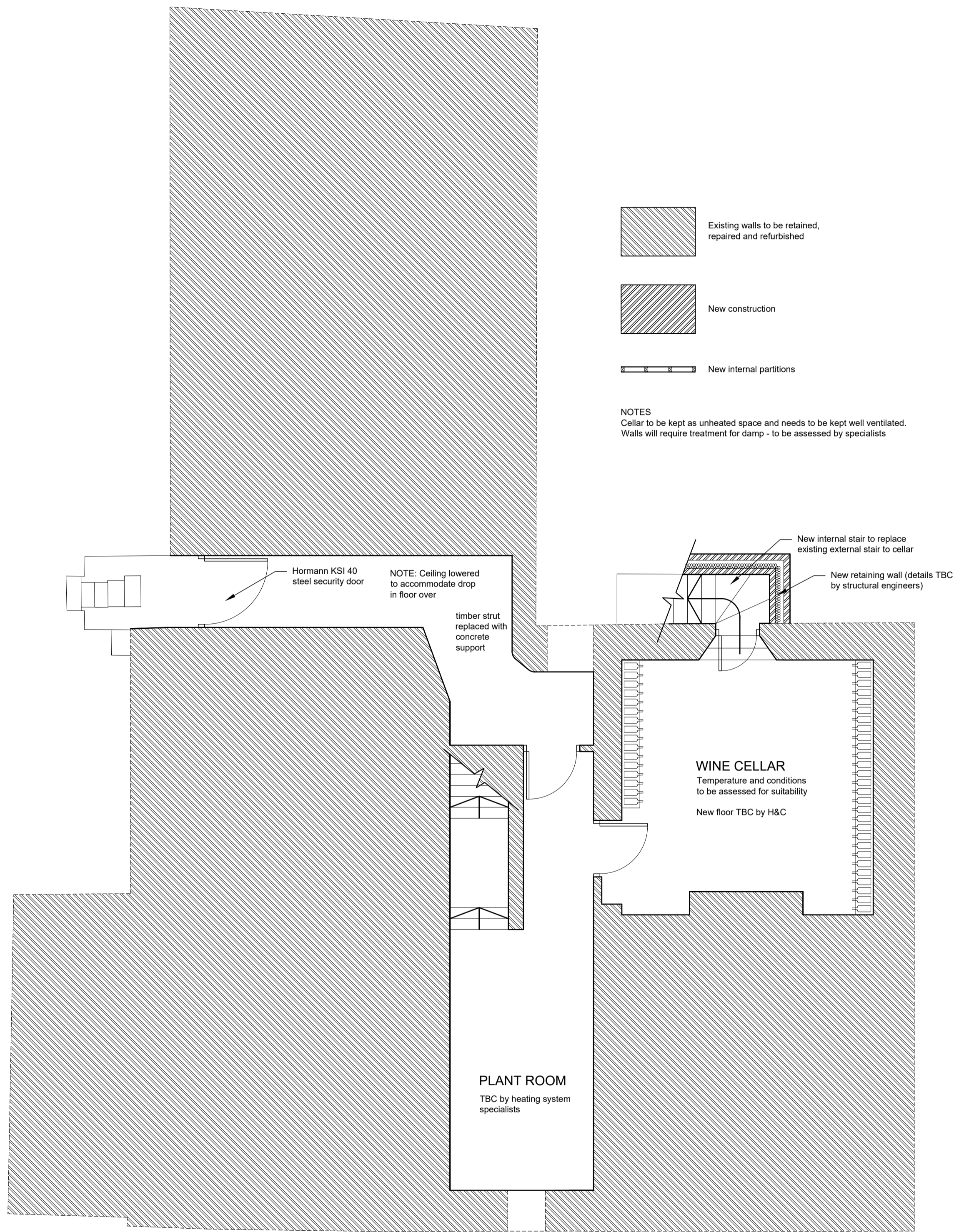
Canton House  
 435-451 Cowbridge Rd East  
 Cardiff / Caerdydd  
 CF5 1JH

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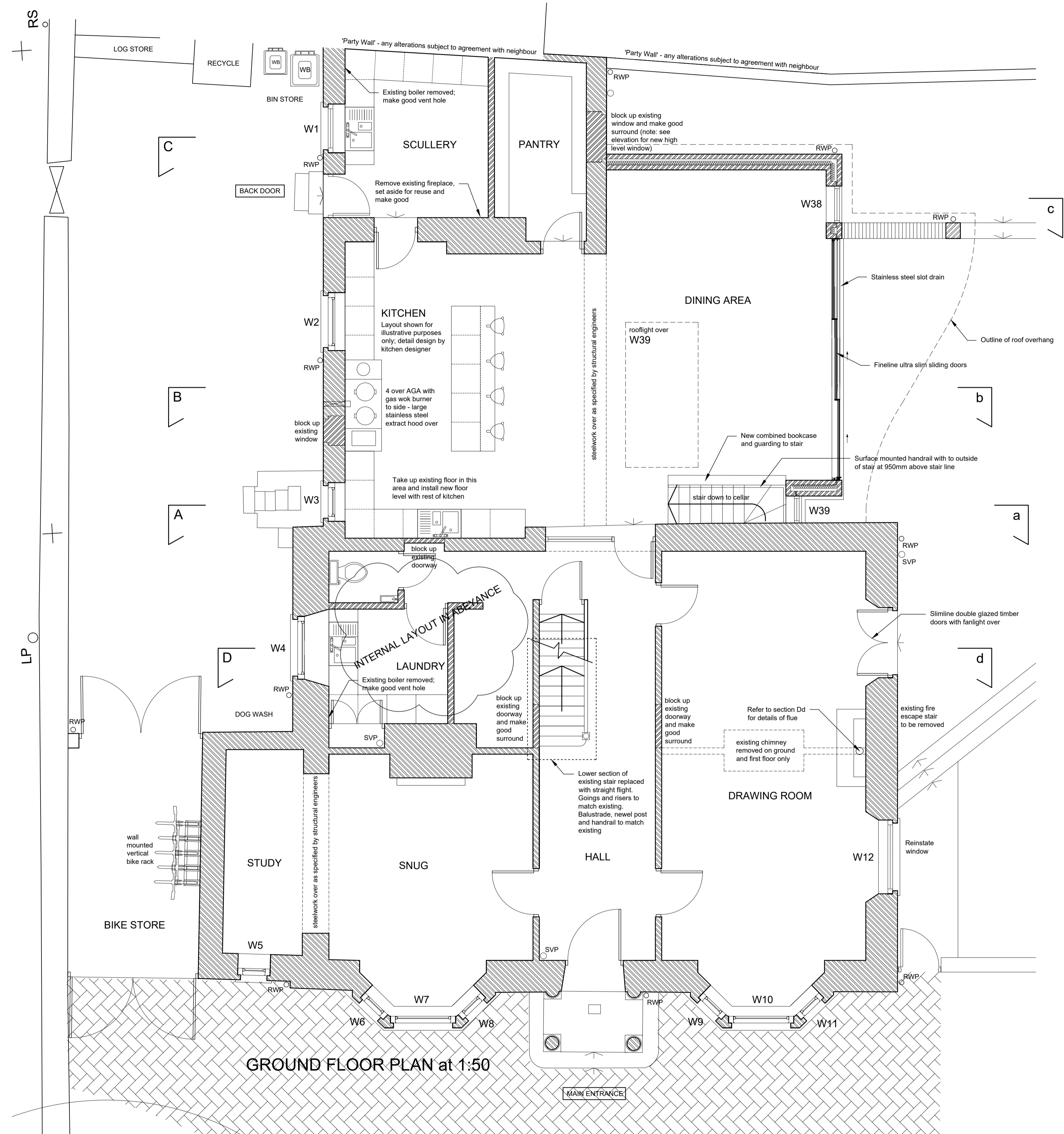
Revision	Description	By	Date	Revision	Description	By	Date
P	Initial draft for client	SDW	30/04/21	P6	New driveway amended	SDW	31/03/22
P1	2nd draft for client	SDW	04/06/21	P7	Extension offset from boundary	SDW	22/09/22
P2	Not used						
P3	FCA revisions	SDW	21/01/22				
P4	FCA revisions	SDW	26/01/22				
P5	Pre planning revisions	SDW	30/03/22				

Project	The Cedars, Llandaff Rd / Romilly Cres, Cardiff				Drawn	SDW
Description	Proposed Site Plan				Date	26/04/21
Job Number	Drawing Number	Revision	P P1 P3 P4 P5		Scale at A1	1:100
121108	L(00) 003	P6 P7			Status	DRAFT





CELLAR PLAN at 1:50



GROUND FLOOR PLAN at 1:50

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DRAWING TO BE READ IN CONJUNCTION WITH VALE CONSULTANCY STRUCTURAL DESIGN AND INTERIOR DESIGN BY HYGGE AND CWTCH.

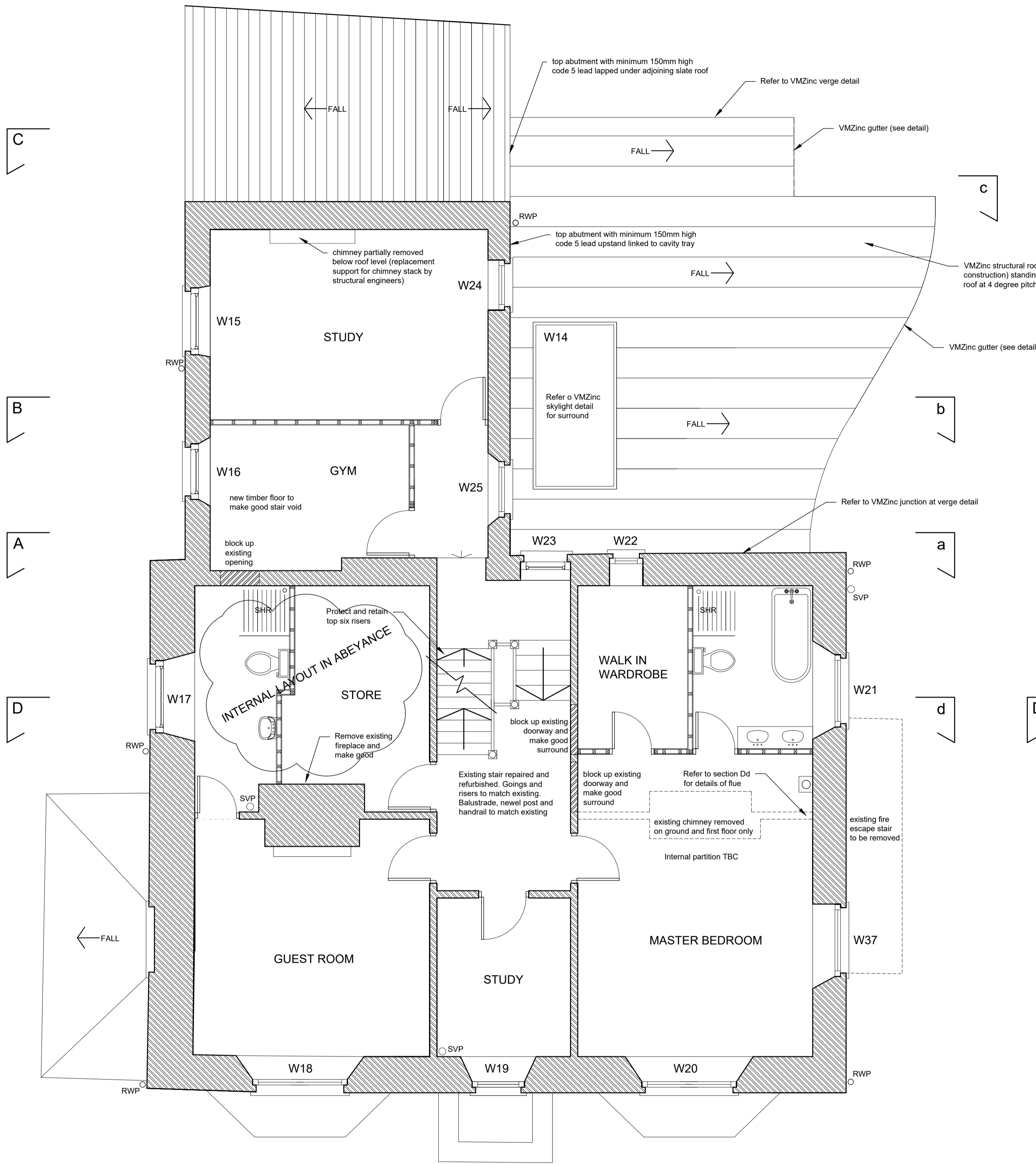
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Revision	Description	By	Date
T1	Initial draft for client	SDW	27/05/22
T2	2nd draft for client	SDW	17/06/22
T3	Issued to A&B&I	SDW	20/06/22
T4	2m boundary offset	SDW	12/09/22

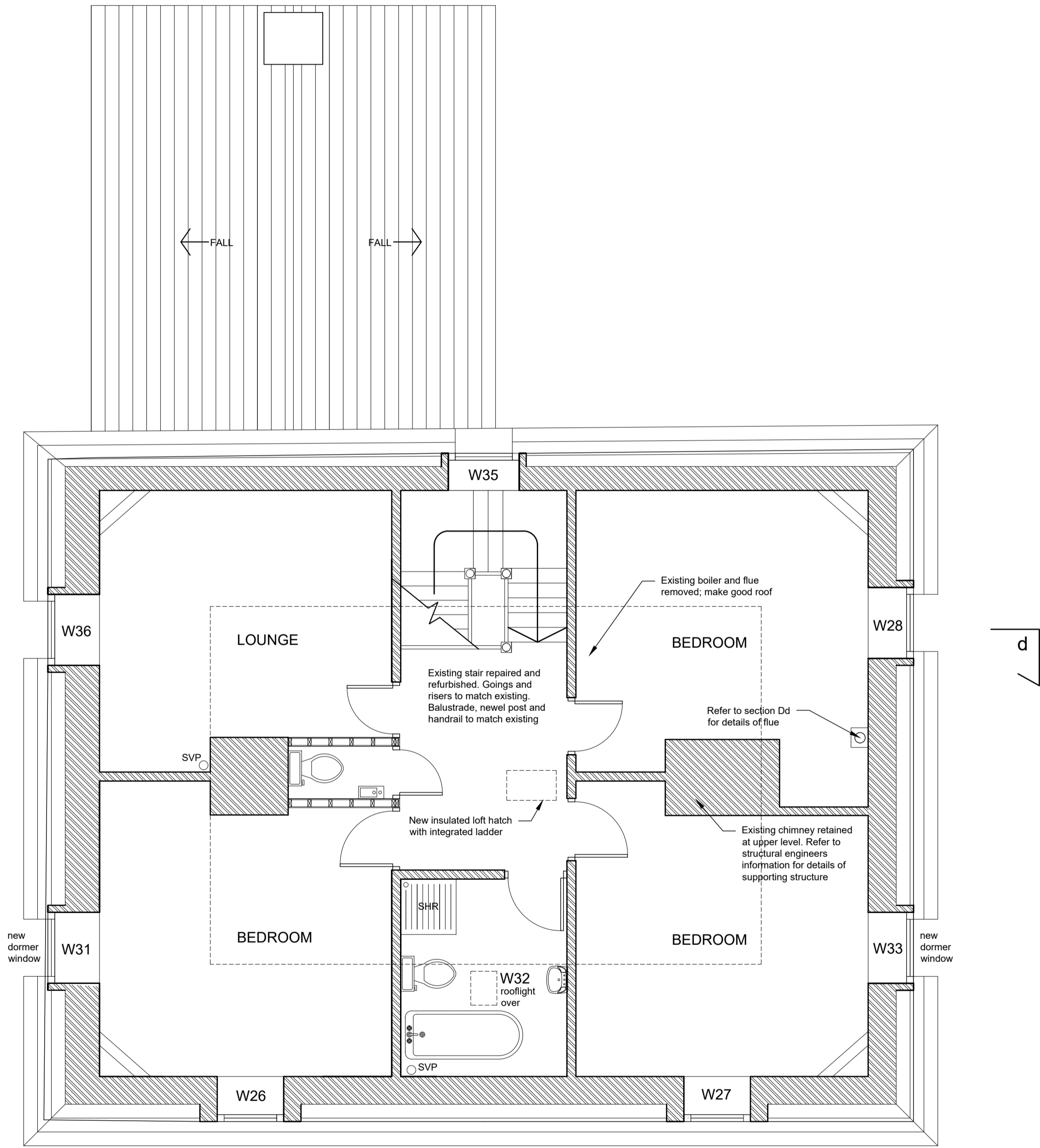
Revision	Description	By	Date

Revision	Description	By	Date

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FIRST FLOOR PLAN at 1:50



SECOND FLOOR PLAN at 1:50

Revision	Description	By	Date
T1	Initial draft for client	SDW	27/05/22
T2	2nd draft for client	SDW	17/06/22
T3	Issued to A&B	SDW	20/06/22
T4	2m boundary offset	SDW	12/09/22

Revision	Description	By	Date

Revision	Description	By	Date

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EXTERNAL WALLS GENERALLY

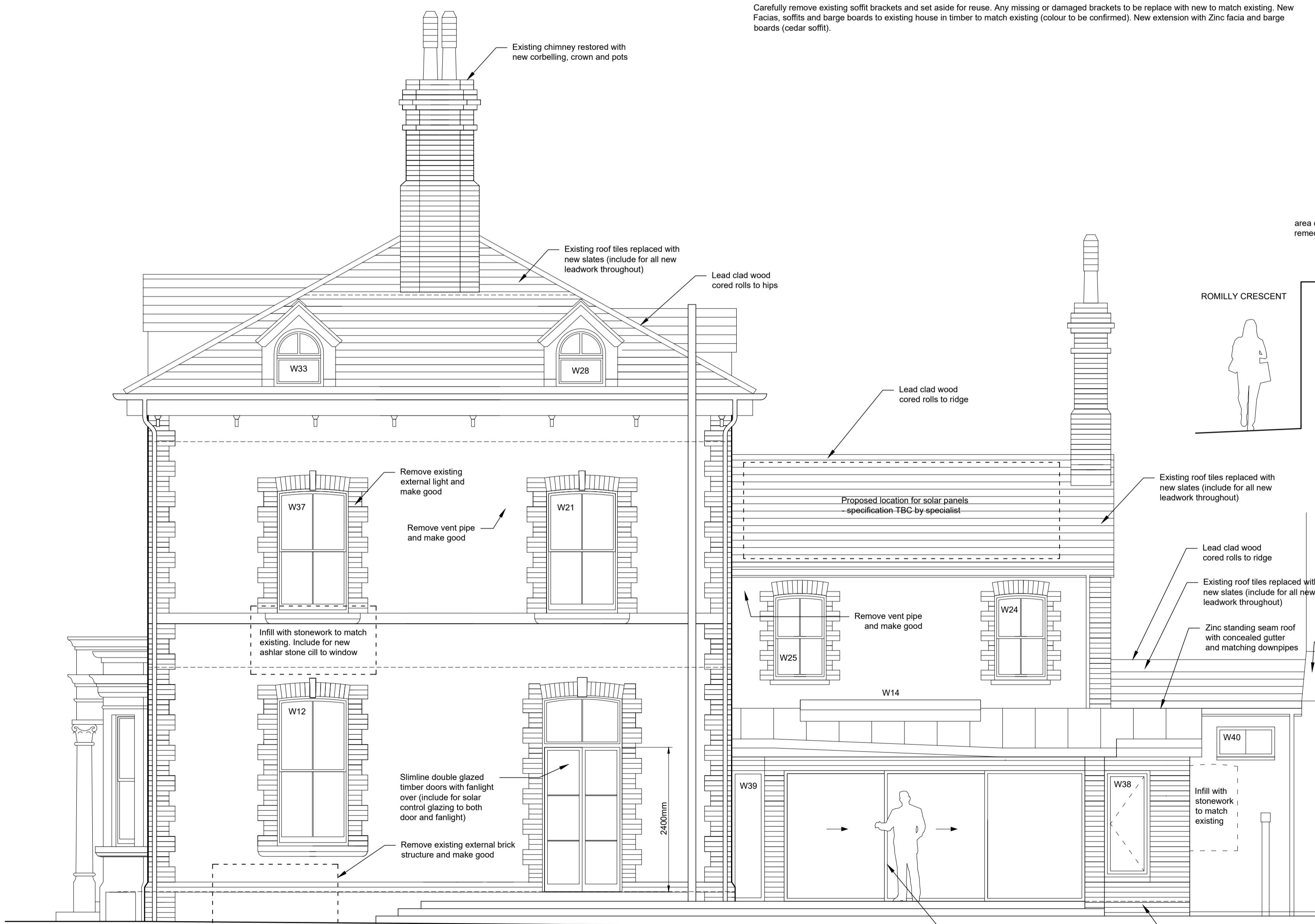
Remove all existing vegetation and climbing plants from external stonework and brickwork. Remove paint from bay windows and portico on west elevation; stonework plinth and stone string course. Clean all external masonry, remove any remaining loose debris and repoint where necessary.

ABOUT GROUND DRAINAGE

All existing rainwater pipes, gutters and soil pipes to be removed. New external rainwater pipes, gutters and soil pipes generally in black aluminium to match existing profiles (with the exception of the new extension which will have Zinc gutters and downpipes to match new roof).

FACIAS & SOFFITS

Carefully remove existing soffit brackets and set aside for reuse. Any missing or damaged brackets to be replaced with new to match existing. New Facias, soffits and barge boards to existing house in timber to match existing (colour to be confirmed). New extension with Zinc fascia and barge boards (cedar soffit).



SOUTH ELEVATION at 1:50



WEST ELEVATION at 1:50

WINDOW SCHEDULE

Ref	Structural opening dimensions	Notes
W1	900mm (w) x 1250mm (h)	Slimline double glazed timber sash window
W2	1075mm (w) x 1500mm (h)	Slimline double glazed timber sash window
W3	675mm (w) x 1000mm (h)	Slimline double glazed timber sash window
W4	1175mm (w) x 2000mm (h)	Slimline double glazed timber sash window
W5	500mm (w) x 2000mm (h)	Slimline double glazed timber sash window
W6	525mm (w) x 2200mm (h)	Slimline double glazed timber sash window
W7	1250mm (w) x 2200mm (h)	Slimline double glazed timber sash window
W8	525mm (w) x 2200mm (h)	Slimline double glazed timber sash window
W9	525mm (w) x 2200mm (h)	Slimline double glazed timber sash window
W10	1250mm (w) x 2200mm (h)	Slimline double glazed timber sash window
W11	525mm (w) x 2200mm (h)	Slimline double glazed timber sash window
W12	1200mm (w) x 2450mm (h)	Slimline double glazed timber sash window with solar control glazing
W13	1325mm (w) x 2025mm (h)	Double glazed timber sash window
W14	1500mm (w) x 3000mm (l)	Sunsquare Skyview rooflight with solar control and coffer lighting
W15	1075mm (w) x 1450mm (h)	Slimline double glazed timber sash window
W16	875mm (w) x 1450mm (h)	Slimline double glazed timber sash window
W17	1200mm (w) x 2050mm (h)	Slimline double glazed timber sash window with SC + obscured glazing
W18	1575mm (w) x 2150mm (h)	Slimline double glazed timber sash window
W19	800mm (w) x 2050mm (h)	Slimline double glazed timber sash window
W20	1575mm (w) x 2150mm (h)	Slimline double glazed timber sash window
W21	1200mm (w) x 2050mm (h)	Slimline double glazed timber sash window with obscured glazing

W22	475mm (w) x 1000mm (h)	Slimline double glazed timber sash window
W23	800mm (w) x 1500mm (h)	Slimline double glazed timber sash window
W24	875mm (w) x 1450mm (h)	Slimline double glazed timber sash window with solar control glazing
W25	875mm (w) x 1450mm (h)	Slimline double glazed timber sash window with solar control glazing
W26	900mm (w) x 1000mm (h)	Slimline double glazed timber sash window inc round arched upper section
W27	900mm (w) x 1000mm (h)	Slimline double glazed timber sash window inc round arched upper section
W28	900mm (w) x 1000mm (h)	Slimline double glazed timber sash window inc round arched upper section
W29	950mm (w) x 1400mm (h)	Slimline double glazed timber sash window
W30	To be confirmed	2# Double glazed conservation roof windows by specialist manufacturer
W31	To match existing dormers	New dormer window to match existing
W32	To match existing	Conservation roof windows by specialist manufacturer to match existing
W33	To match existing dormers	New dormer window to match existing
W34	To be confirmed	2# Double glazed conservation roof windows by specialist manufacturer
W35	To match existing dormers	New dormer window to match existing
W36	900mm (w) x 1000mm (h)	Slimline double glazed timber sash window inc round arched upper section
W37	Opening converted from door	Slimline double glazed timber sash window with solar control glazing
W38	760mm (w) x 1770mm (h)	Double glazed aluminium frame window with solar control
W39	550mm (w) x 2175mm (h)	Double glazed aluminium frame fixed window with solar control
W40	960mm (w) x 500mm (h)	Slimline double glazed high level timber window with solar control glazing

Window schedule dimensions are approximate and for guidance only. All dimensions to be checked on site prior to manufacture. For arched windows, approximate dimensions are to top of arch.

Windows to bedrooms to comply with escape requirements - 0.33 sq m clear openable area, 450mm minimum width and height, clear opening to be no more than 1.1m above finished floor level.

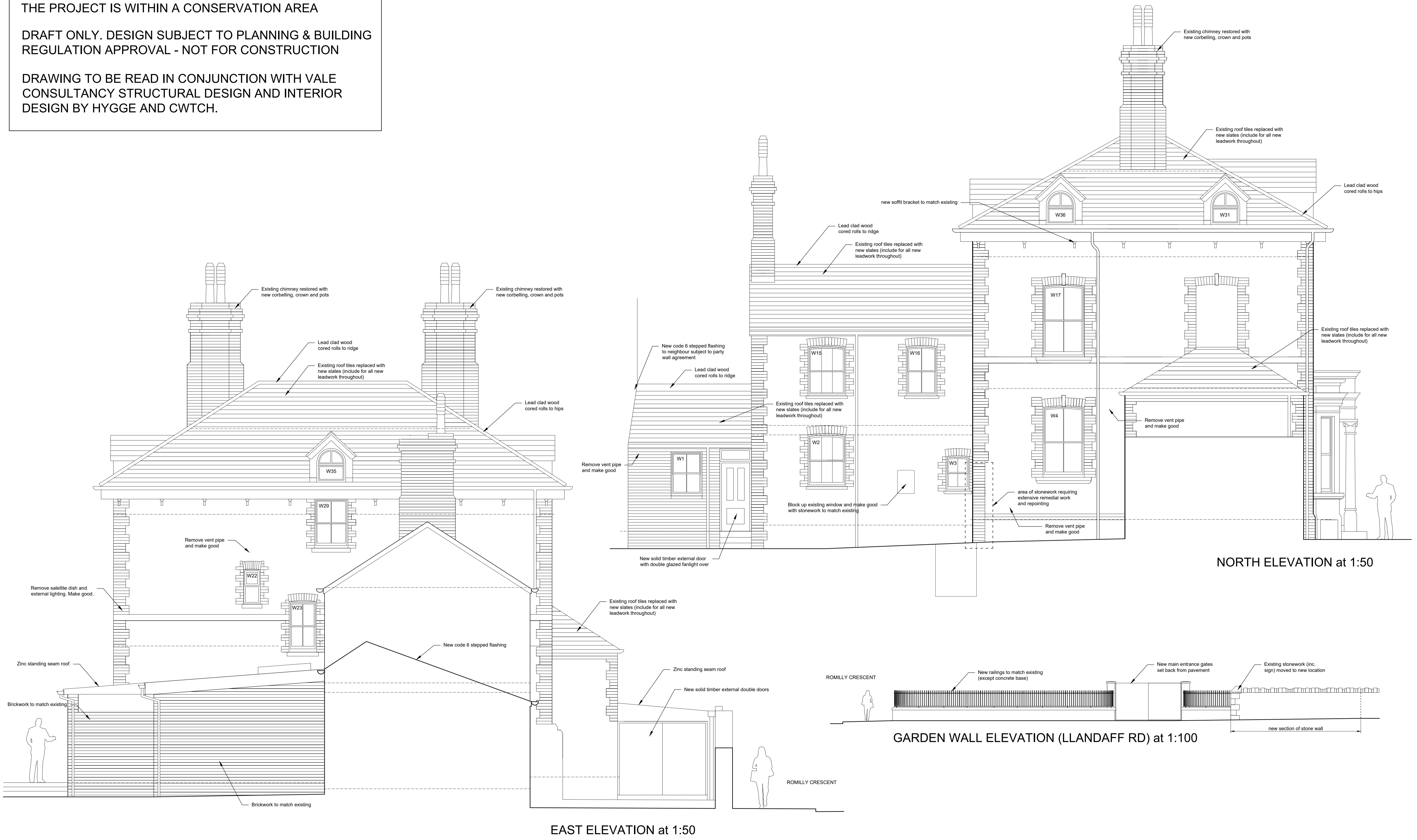
The minimum U-value standard for windows is WER Band C or better, or 1.6 W/M2K

Revision	Description	By	Date	Revision	Description	By	Date
T1	Initial draft for client	SDW	27/05/22				
T2	2nd draft for client	SDW	17/08/22				
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architects  
planners

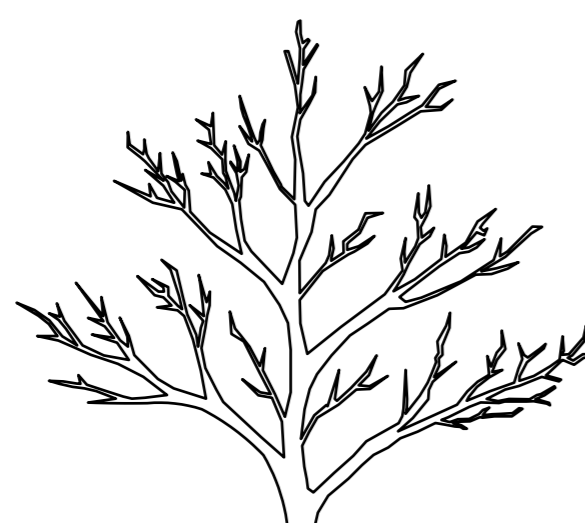
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CF5 1JH

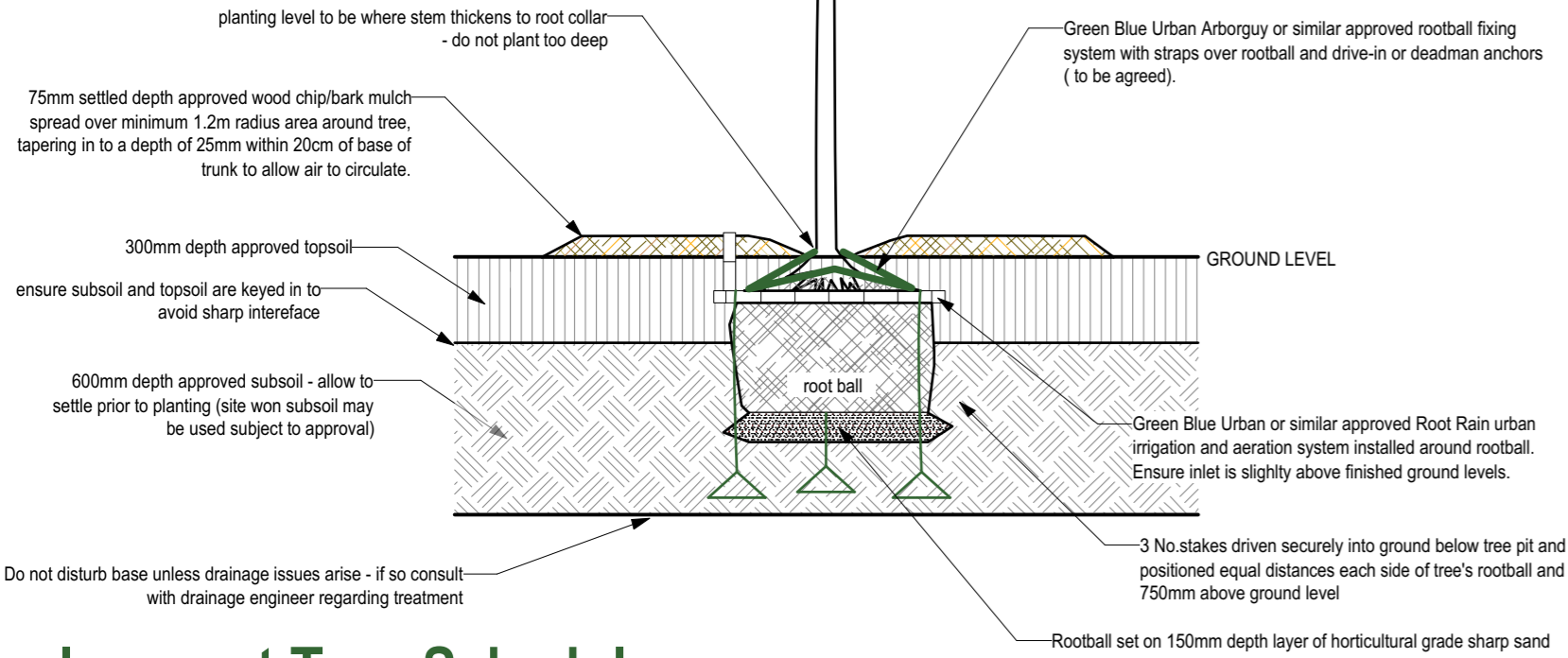
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T4	2m boundary offset	SDW	12/09/22				

Project	The Cedars, Llandaff Rd / Romilly Cres, Cardiff				Drawn	SDW	
Description	Proposed Elevations - North & East				Date	28/04/21	
Job Number	121108	Drawing Number	L(00) 103	Revision	T1 T2 T3 T4	Scale at A1	1:50 & 1:100
Status						TECH DRAFT	



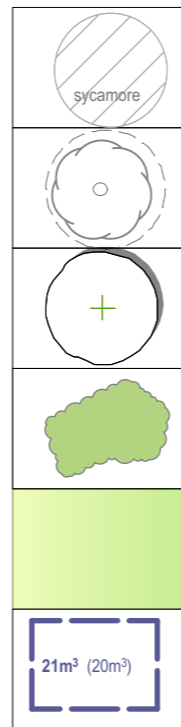
## Tree Planting Detail Scale 1:20



Existing wall and copings to be retained, refurbished and reused. Pointing on existing walls to be raked out and redone to match agreed style on new sections of wall at entrance. Existing railings to be reused or replaced to same specification.

Proposed layout to main entrance:  
 - new double gates (remote control, opening inwards) to be set back a minimum of 5m from road kerb  
 - new stone pillars, 1.8m ht., with stone copings.  
 - existing stone wall and railings realigned/replaced to same specification.

### Key



Existing trees/vegetation to be removed

Existing trees/vegetation to be retained. Dashed line shows Root Protection Area (RPA)

Proposed replacement trees

Garden planting areas (to include shrubs and herbaceous perennials)

Grass areas (to include mown lawns, flower rich grassland and bulbs in grass)

Root Available Soil Volume

21m<sup>3</sup> : soil volume within marked area  
 (20m<sup>2</sup>): recommended soil volume for tree species/variety



B	5.01.22	Tree varieties revised	FEC
C	24.01.22	Layout and boundary details	FEC
D	31.03.22	Tree varieties/driveway reduced	FEC
E	24.05.22	Proposed tree removed	FEC

## FIONA CLOKE ASSOCIATES

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Client  
**Charles Williams**

Project  
**The Cedars, 106 Llandaff Road, Cardiff**

Drawing Title  
**Tree Retention & Replacement**

Date	09.12.21	Drawn	FEC	Scale	1:200/1:20 @ A2
Project No	795	Drawing No	02	Rev	E

## Replacement Tree Schedule

ID	Spacing	No.	Botanical Name	Common Name	Scheduled Size
AcRS	TREE	2	Acer campestre 'Red Shine'	Field Maple 'Red Shine'	Extra Heavy Standard, RB, 14-16cm girth
ApD	TREE	1	Acer platanoides 'Deborah'	Norway Maple Deborah	Extra Heavy Standard, RB, 4-4.5m ht, 16-18cm girth
CB Pleached	TREE	14	Carpinus betulus pleached	Hornbeam pleached	Pleached, RB, 3m ht, 1.8m trunk ht, 1.5x1.2m frame
LSSS	TREE	2	Liquidamber styraciflua 'Slender Silhouette'	Sweet Gum 'Slender Silhouette'	Extra Heavy Standard, RB, 4-4.5m ht., 16-18cm girth
PsR	TREE	2	Prunus sargentii 'Rancho'	Sargentii's Cherry Tree	Extra Heavy Standard, RB, 14-16cm girth
SIHV	TREE	3	Sorbus latifolia 'Henk Vink'	Fountainbleau Whitebeam	Extra Heavy Standard, RB, 14-16cm girth
TtB	TREE	1	Tilia tomentosa 'Brabant'	Silver Lime	Semi Mature, RB, 5-5.5m ht., 20-25cm girth

## Tree Replacement Specification Notes

**General Notes**

- All Nursery Stock to comply with BS3936 Part 1:1992 and all subsequent amendments; species in native mixes to be of local provenance unless otherwise agreed. All trees, tree supply, planting and aftercare to be compliant with BS 8545:2014 including Table 1, p 21, BS 8545:2014.

- All Landscape operations to comply with BS4428:1989 and all subsequent amendments; Turf and turfing to be in accordance with BS3969:1998;

- Any proposed substitutions, whether species, cultivar, pot size or other specification, must be approved by the LPA and landscape architect prior to planting;

The landscape contractor to make him/herself aware of any existing/proposed underground and overhead services prior to planting and ensure that there are no conflicts with planting locations.

**Topsoil & Subsoil:**

- Existing topsoil/subsoil on site may be reused subject to the provision of a Soil Resource Survey and Plan that evidences fitness for purpose as per the LPA's Soils Technical Guidance Note.

- Imported topsoil/subsoil to be provided as necessary to make up any deficiency in quantity and/or quality. Imported topsoil to be in accordance with BS3882 multipurpose grade, sandy loam texture, varied as necessary to conform with recommendations of a soil scientist's site and landscape specific interpretive report.

**Topsoil & Subsoil continued:**

- Imported subsoil to be in accordance with BS8601:2013 and the recommendations of a soil scientist's site and landscape specific interpretive report. All soils to be stored, handled and placed as DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

- PAS100 compost: provide certificate and source for approval. Arrange for Soil Scientist to inspect a sample load of not less than 0.1 cu m prior to any deliveries being made. Retain for comparison with subsequent loads.

- Avoid working and spreading subsoil or topsoil in conditions which may damage soil structure. If over compaction occurs loosen soil when sufficiently dry and with equipment which minimises further compaction.

**Existing Trees**

- Protect retained trees/areas of retained soil where structural landscaping is proposed, in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. Clearly mark all trees/hedges to be removed. Cut down, chip all arisings less than 75mm dia. for use on site. Cut all larger dia. timber into 2m lengths and stack in agreed locations for removal by others. Work near retained trees: take down trees in small sections to avoid damage to adjacent trees.

**Planting Generally**

- Planting generally - plant roots must be protected at all times from sun, frost and winds with planting bags used for all bare root material. All plants to be planted to the root collar and well firmed in the backfill material. Backfill material is to be placed around the roots in such a way as to ensure close contact with the roots.

- Immediately after planting cut back any damaged, dead or diseased branches. remove any weak, thin or malformed growth. Water plants thoroughly after planting. Watering to continue as required throughout first growing season following planting.

**Tree Planting**

- Where retained, in situ soil cannot be used, the following soil profile is required for trees - 300mm depth topsoil over 600mm depth subsoil across the Soil Volume areas shown on this plan. Ssee General Notes for soil specifications. Avoid excavation under retained existing trees.

- See Tree Planting Detail: excavate an area the same depth and twice the width of the rootball. Break up sides of tree pit. Include 150mm depth horticultural grade sharp sand under rootball. Backfill with 300mm depth topsoil over 600mm depth subsoil. Compost to be added if so required by Soil Resource Survey.

- Trees to be securely fixed in ground using Green Blue Urban Arboguy or similar approved rootball fixing system with straps over rootball and drive-in or deadman anchors (to be agreed).

- Spread a 75mm settled depth of approved wood chip/bark mulch over minimum 1.2m radius area around tree, tapering in to a depth of 25mm within 20cm of base of trunk to allow air to circulate.

**Maintenance**

- Maintenance to be carried out in accordance with relevant sections of BS 7370. Grounds Maintenance. All planting areas and tree bases to be kept free of weeds by chemical and/or mechanical means.

- Remove any dead trees and replace with equivalent size and species in first 5 years after planting.

- Water as necessary to establish plants successfully.

- Tree Irrigation: in first 6 months water base of each tree twice a week with 30L of water, except when soil is already saturated. In following 18 months continue to water at least twice a month when soil conditions are dry.

- Check stakes and ties and adjust to avoid damage to trees. Remove stakes and ties after no more than 2 growing seasons. Refirm any plants which have worked loose. Replace stakes/ties as necessary and check tree ties regularly.

- Prune plants according to species, location and season to remove damaged/dead growth and to encourage healthy growth with a well-balanced natural appearance. Carry out formative pruning of trees as BS 3998:2010 after an annual assessment (all by an arboriculturalist).

- Maintain mulch at 75mm depth for a minimum of 3 years.