

**THE VALE OF GLAMORGAN COUNCIL**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995

**REFUSAL OF PLANNING PERMISSION**

Agent:  
James Carter : Alan Barker,  
Bank Chambers,  
92, Newport Road,  
Cardiff.  
CF24 1DG

Applicant:  
Mr. & Mrs. C. B. Hancock  
c/o James Carter,  
Alan Bark Partnership

**Alteration works to convert existing garage at rear of No. 3, Alberta Place into studio apartment at No. 3, Alberta Place, Penarth**

In accordance with the application and plans registered on 13 November 2009 the Council in pursuance of its powers under the above mentioned Act and Order hereby **REFUSES TO PERMIT** the proposed development for the following reason(s):

1. Having regard to Policies HOUS2 (Additional Residential Development), HOUS8 (Residential Development Criteria), ENV27 (Design of New Developments) and TRAN10 (Parking) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Amenity Standards; and national guidance contained in Planning Policy Wales March 2002; it is considered that the proposals represent the unacceptable development of the site, which will result in a dwelling of an unacceptable form and appearance, out of character with the street scene and being an overly-contrived and incongruous form of development, with a resultant deficiency of amenity space for the occupiers of the existing dwelling.

Dated: 7 January 2010



Head of Planning and Transportation

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES  
ATTACHED TO THIS FORM.**