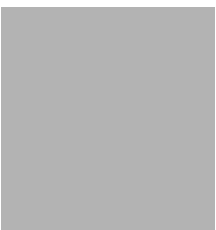


QUESTIONNAIRE



To be used for all Planning, Listed Building Consent or Conservation Area Consent Appeals

This questionnaire can also be submitted on the Planning Portal via each individual appeal

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, within **2 weeks** of the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within **6 weeks** of the 'starting date'.

Case Details

Appeal ref:			
Appeal by:			
Appeal Site:			
Grid Ref:	E:		N:

All Questions must be answered YES NO

1 Does the Council agree to the written representations procedure?

Note: if the written procedure is agreed, the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

OR Do the Authority wish to appear before and be heard by an Inspector at:

- a. a local inquiry?
- b. a hearing?

2 a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? If YES, please explain:

b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? NB: An Access Required Site Visit (ARSV) will be arranged unless reasons are provided to show that a full Accompanied Site Visit (ASV) is required. If yes, please explain:

c. Are there any known health and safety issues that would affect the conduct of the site Inspection? If YES, please describe:

3 Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry:

Name		Phone no.	
E-mail			

4 Does the appeal relate to an application for approval of reserved matters?

5 Was a DMPO 2012 Article 11 (Regulation 7 for listed building or conservation area consent) certificate submitted with the application?

6 Did you give publicity to the application in accordance with Article 12 of the DMPO (Wales) 2012, Section 67/73 of the planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 10 of The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012? If YES, please send a copy of the notice published and any representations received as a result of that notice

7 Is the appeal site within :

a. a green belt?

If YES, please specify which

b. An Area of Outstanding natural beauty?

If YES, please specify which

8 Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES please attach details

9 a. Are there any other appeals or matters relating to the same site or neighbourhood still before the Welsh Government? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.

b. Are there any other appeals or matters adjacent or close to the site still being considered by the Welsh Government? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.

10 Would the development require the stopping up or diverting of a public right of way? Please attach an extract from the definitive Map and Statement for the area and any other details

11 a. Is the site in a Conservation Area? If YES, Please attach a plan of the Conservation Area

b. Does the appeal relate to an application for conservation area consent?

12 a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

Date of Listing Grade I Grade II* Grade II

b. Would the proposed development affect the setting of a listed building?

13 Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

14 a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

b. Was CADW consulted? Please send a copy of any comments.

15 Is any part of the site subject to a Tree Preservation Order?

If, YES, please send a plan showing the extent of the order and any relevant details

16 a. Is Flooding an issue?

b. Has a Flood Risk Assessment been submitted? If YES, please attach a copy

17 Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?

18 a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of Natural Resources Wales.

b. Are any protected species likely to be affected by the proposals? If YES, please attach

19 a. Is your Authority's CIL charging schedule being/been examined?

If YES: Please provide date the CIL is likely to be adopted

b. Is your authority's CIL charging schedule adopted/likely to be adopted?

If YES: Please provide the date of adoption

c. Does your Authority consider that a contribution(s) secured by a planning obligation(s) would be required to make the appeal proposal acceptable in planning terms?

If Yes to 19 C

d. Please clarify the number of planning obligations which have been entered into on or after 6 April 2010 which provide for the funding or provision of a project, or provide for the funding or provision of that type of infrastructure for which your Council is seeking an obligation in relation to this appeal proposal. (This information is required for each obligation sought by your Council)

Schedule 1

- a. (i) Is the proposed development Schedule 1 development as described in Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?
- (ii) if YES, under which description of development? (ie no.s 1-21)

Schedule 2

- b. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?
- (ii) If YES, under which description of development in Column 1? (i.e no.s 1-13)
- c. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, Please provide details below

Screening

- d (i) Have you issued a Screening Opinion (SO) under regulation 25(2)? If YES, please attach a copy of the SO that was placed on the planning register, and any other related correspondence
- (ii) If, YES, did the SO state that the proposed development is EIA development as defined by the EIA Regulations? If you decided that proposed development is not EIA development as defined by the EIA Regulations, please give brief reasons for your opinion

Environmental Statement (ES)

- e. Has the appellant supplied an Environmental Statement?

Please supply any related correspondence from statutory consultees and others that you may have about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 11/99)

Publicity

- f. If applicable, please supply a copy of the site notice and local advertisement published under Article 12 of the DMPO (Wales) 2012

- 21 Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response.

- 22 **Copies of the following documents must, if appropriate, be enclosed with this questionnaire:**

APPLIES

- a copy of the letter with which you notified people about the appeal;
- a list of the people you notified and the deadline you gave for their comments to be sent to us;
- all representations received from interested persons about the original application;
- any comments or directions received from the Welsh Government, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the DMPO 2012 (Wales);
- the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
- any representations received as a result of DMPO 2012 (Wales) Article 11 (or Regulation 7) notice;
- extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan) You must include the front page, the title and date of the approval/adoption, and give the status of the plan. Copies of the policies should include the relevant supporting text. you must provide this even if the appeal is against non-determination;

List of Policies

- h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

List of Policies

[Redacted box]

- i. extracts from any supplementary planning document, together with the date of its adoption. In case of emerging documents, please state what stage they have reached;

List of Policies

[Redacted box]

- j a list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us within ~~6 weeks~~ of the starting date. The list must be submitted separately from your appeal

- k any other relevant information or correspondence you consider we should know

- l 2 plans of the site - (1:10,000 & 1:1250) reproduced from O.S digital map;

YES NO

22 Do you intend to send a ~~6 week~~ statement about this appeal?

Authority's Ref: [Redacted box]

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today

Completed by [Redacted box]

On behalf of [Redacted box]

Date Sent [Redacted box]

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTION 22a

Date/Dyddiad: 28 May 2020
Ask for/Gofynwch am: Mrs. Lisa Chichester
Telephone/Rhif ffon: (01446) 704691
My Ref/Cyf: P/DC/LMC/2020/00002/1/CD
e-mail/e-bost: LMChichester@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111
Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111



www.valeofglamorgan.gov.uk

SEE DISTRIBUTION LIST

Dear Sir / Madam

Town and Country Planning Act 1990 (As Amended) - Section 78 Appeal

Council Reference: 2020/00002/1/CD
Planning Inspectorate Reference: APP/Z6950/A/20/3252488
Appeal Start Date: 22 May 2020

Site: 1, Dyffryn Place, Barry

Proposal: Discharge Condition 3 [Materials] of Planning Permission 2020/00002/FUL for the Demolition of existing single garage and construction of a 3 bay garage building in rear garden

Appeal by: Mr Huw Davies

I am writing to inform you that an appeal has been made to the Planning Inspectorate in respect of the above site. The appeal follows the decision of this Council to refuse planning permission for the development described above. The appeal is to be determined on the basis of an exchange of **written statements** by the parties, and a site visit by an Inspector from the Planning Inspectorate.

Any written comments that you may have already submitted on the planning application have been forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in determining the appeal. Should you wish to withdraw any previous comments you must notify the Planning Inspectorate by 19 June 2020. If you wish to make any new representations, you should send these direct to **The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ**, quoting the reference **APP/Z6950/A/20/3252488**. You can also make your representations on-line at <https://acp.planninginspectorate.gov.uk/>. Such comments must be submitted no later than **19 June 2020**. Any representations received after the deadline will not normally be seen by the Inspector and will be returned to you. **Please note all representations will be published on the Planning Portal website.**

A copy of the appeal decision can be viewed on-line at <https://acp.planninginspectorate.gov.uk/> or obtained by making a request in writing to The Planning Inspectorate at the address given above. If you wish to inspect any document in connection with this appeal, these are available to view on-line at the Planning Portal website. Alternatively, please contact my Appeals Officer Mr Tom Feakins on 01446 706186, or Mrs. Lisa Chichester, on 01446 704691.

Yours faithfully

Victoria Robinson
Operational Manager Development Management

QUESTION 22b

Appeals Notifications Distribution List

Appeal Reference: 20/3252488

Name:	Address:	Date Sent:
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28/05/2020

The owner/occupier	2 Dyffryn Place Barry Vale of Glamorgan CF62 8UN
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The owner/occupier	3 Dyffryn Place Barry Vale of Glamorgan CF62 8UN
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The owner/occupier	107 Colcot Road Barry Vale of Glamorgan CF62 8UL
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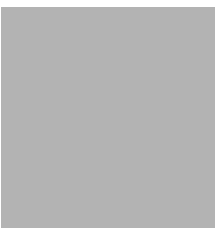
The owner/occupier	109 Colcot Road Barry Vale of Glamorgan CF62 8UL
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Barry Town Council	By email
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Councillor Bailey	By email
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Councillor Rowlands	By email
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QUESTION 22e



**OFFICER DELEGATED REPORT FOR PLANNING APPLICATION
2020/00002/FUL**

Mr. Huw Davies, 1, Dyffryn Place, Barry, Vale of Glamorgan, CF62 8UN
Mr. Huw Davies, 1, Dyffryn Place, Barry, Vale of Glamorgan, CF62 8UN

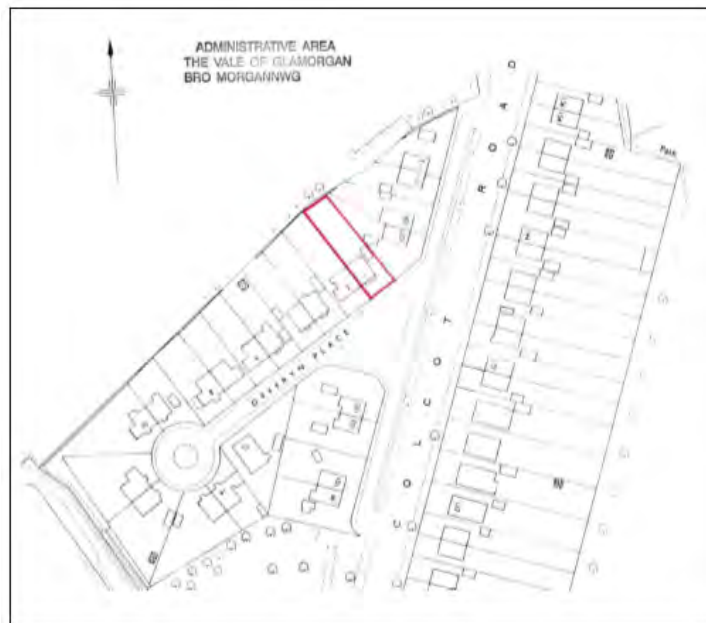
1, Dyffryn Place, Barry

Demolition of existing single garage and construction of a 3 bay garage building in rear garden

SITE AND CONTEXT

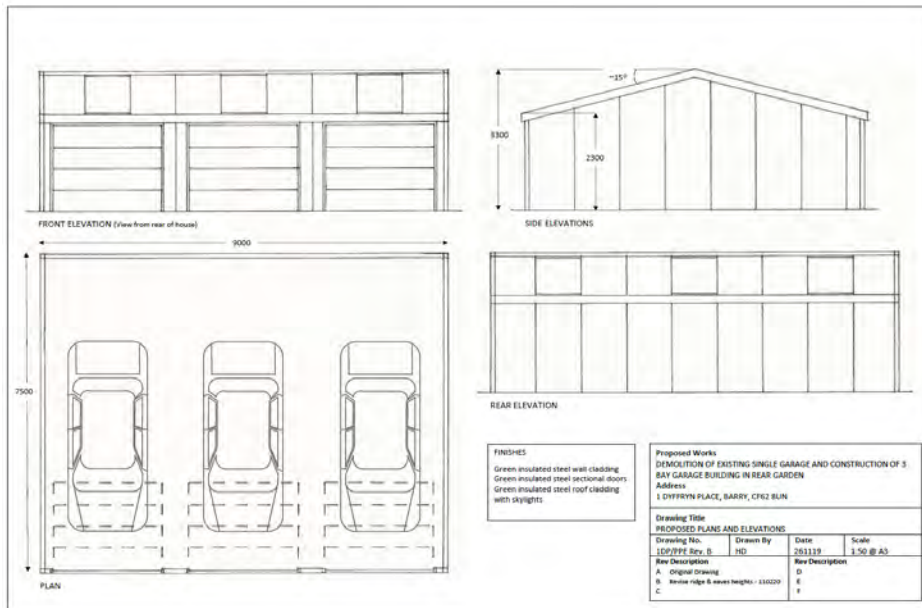
The application site relates to 1 Dyffryn Place, a two storey, semi-detached dwelling located within the Barry Settlement Boundary. The site benefits from a front garden and rear garden together with off road parking and a detached single storey garage.

The surrounding area is residential in nature with residential properties forming the neighbours to the side. The rear boundary of the site abuts a sport centre car park.



DESCRIPTION OF DEVELOPMENT

This is a full application for the demolition of the existing garage to the side and the construction of a replacement single storey 3 bay garage to the rear. The proposed garage would be used to store the applicants car collection and used in an incidental manner.



PLANNING HISTORY

No History

CONSULTATIONS

Barry Town Council were consulted on 7 January 2020. Objection raised to the original plans on the grounds that 1. The proposals are an overdevelopment of a domestic garden area and would adversely affect the amenities currently enjoyed by neighbouring residential dwellings; 2. The proposed development is of an unacceptable size and design which would be visually intrusive.

Dyfan Ward Members were consulted on 7 January 2020. No response was received at the time of writing this report.

REPRESENTATIONS

The neighbouring properties were consulted on 7 January 2020 and a site notice was also displayed on 10 January 2020. To date 1 no letter of support has been received from a neighbour who supports the application.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026, which was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy

Managing Development Policies:

POLICY MD2 - Design of New Development

POLICY MD5 - Development within Settlement Boundaries

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 10, 2018) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 12 – Design (2016)

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Parking Standards (2019)
- Residential and Householder Development (2018)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Issues

In assessing the proposal against the above policies and guidance, the principal issues to consider in the determination of this planning application include the design and scale of the proposal, and their visual impact on the character of the host dwelling, as well as the impact on the character of the wider street scene. Also, to be considered is the potential impact on the amenity of neighbouring residential occupiers, and the impact on parking provision and amenity space.

The application as submitted proposed a larger garage block measuring 4 metres to ridge and 3.3 metres to eaves. Following officer concerns, amended plans were received reducing the scale of the proposal. These amended plans form the basis of this decision.

Design, Scale and Visual Impact

In policy terms the site is located within the Settlement Boundary for Barry, as identified in the LDP. Policy MD5 (Development within Settlement Boundaries) states that new development within settlements will be permitted where the proposed development:

- Makes efficient use of land or buildings.
- Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality.
- The proposal would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting.

Policy MD2 (Design of New Development) is also relevant, and states that in order to create high quality, healthy, sustainable and locally distinct places development proposals should:

- Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest.
- Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix and density.

The application proposes the demolition of the existing garage and construction of a 3-bay garage. The proposed garage would be located to the rear of the property and would therefore not be visible from the immediate streetscene to the front. The site's rear boundary is however visible from the adjoining public car park serving the sports centre. The proposal seeks to finish the garages in green steel-clad panels which are generally more akin with industrial buildings. The application as submitted proposed a larger garage which was considered to result in an over scaled industrial looking building in this residential setting.

The amended plans illustrate a significant reduction in the scale which would reduce the visual impact of the building. However, the garage would still be of a significant size and the green clad steel finish is considered unacceptable. It is therefore considered more appropriate to condition further details/samples of the external finish of the garages to allow the applicant to investigate a more appropriate finished. Subject to an appropriate finish, it is considered on balance that the amended proposal would not harm the visual amenities of the area of the character of the host dwelling to a degree that warrants refusal, and that the building would be of a size and form that, while large, is not untypical of domestic outbuildings..

As a result, subject to condition, the amended proposal, in design terms, is considered acceptable, and are therefore compliant with Policies MD2 and MD5 of the LDP.

Impact on Neighbouring Amenity

Criterion 8 of Policy MD2 states that new development should safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance. Additional guidance is contained in the Council's SPG on Residential and Householder Development.

The proposed garage would be located between 0.6-0.8 metres from the side boundaries with neighbouring residential properties at No 2 Dyffryn Place and 107 Colcot Road. It would extend approximately 7.5 metres along the boundary. The current boundaries with the neighbouring properties are formed by solid fencing and walls measuring approximately 1.8 metre high. Whilst the garage would be sited off the boundary, it will run alongside a significant extent of the boundary. However, the gardens of these neighbouring properties are long and given the amended scale, the fact that the garage would be located at the end of the garden and the boundary enclosures, the proposal is on balance not considered to be overbearing or unneighbourly.

During discussions with the applicant, it was stated that the additional height originally proposed was necessary to allow a car vehicle ramp to be installed in the garages allowing the applicant to store 6 cars. The applicant was advised of the LPA's concerns relating to the noise impact of such machinery and concerns as to the intended use of the garage. The applicant has confirmed in writing that the garage would be for personal use and used to store his car collection. The amended garage scale would ensure that the garage does not result in a development that is of a scale and that may not be considered incidental. In addition, a condition would need to be attached to ensure that the garage is not used for commercial purposes and remains incidental to the dwelling.

Given the design of the proposal, there are no concerns relating to neighbouring privacy. Accordingly, it is considered that the amended proposal would not adversely impact upon the amenities of neighbouring dwellings. In this respect it is considered that the proposal complies with policies MD2 and MD5 of the Adopted LDP 2011-2026.

Parking Provision

Criterion 3 of Policy MD2 requires proposed developments to have no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking. The Council's Car Parking Standards for residential development require a maximum of 1 space per bedroom with a maximum of 3no spaces per unit.

The proposal would introduce 3 off road parking spaces and there is a driveway to the side of the property which would allow additional off road parking. As such, the proposal is considered compliant with criterion 3 of Policy MD2.

Amenity Space

In terms of amenity space, the Council's approved Supplementary Planning Guidance: Residential and Householder Development (2018) indicates a need for 12.5-20 sqm per person. The SPG also requires that garden areas of the dwelling should be of a useable shape, form and topography.

The application property benefits from a large garden measuring approximately 300 sqm. Whilst the garage would occupy a significant area of the rear garden, the remaining garden level is considered sufficient to serve the dwelling.

Other Matters

Comments from Barry Town Council have been noted and points raised have been addressed in the body of the report. The amended proposal is considered to overcome the concerns raised.

In view of the above the following recommendation is made.

REASON FOR RECOMMENDATION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), and MD5 (Development Within Settlement Boundaries) of the adopted Vale of Glamorgan Local Development Plan (2011-2026); Supplementary Planning Guidance on Residential and Householder Development, and Parking Standards; and national guidance contained in Planning Policy Wales (Edition 10), and TAN 12 (Design); it is considered that the proposal represents an acceptable form of development to an existing dwelling which would not create an unacceptable impact on the character of the host dwelling or the existing street scene. The proposal would also not cause any detrimental impact on the privacy and amenity of neighbouring residential occupiers and would ensure that sufficient parking and amenity provision remains on site to serve the extended dwelling.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION

APPROVE subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans:

AMENDED 1DP/PPE Rev. B PROPOSED PLANS AND ELEVATIONS
Received on 14 February 2020.
AMENDED 1DP/SLBP Rev. B SITE LOCATION AND BLOCK PLANS
Received on 14 February 2020.

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. Notwithstanding the submitted plans and details, a schedule and samples of the external materials to be used in the construction of the garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to their use. The development shall be thereafter completed in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policies MD2 (Design

of New Development) & MD5 (Development within Settlement Boundaries) of the Local Development Plan.

4. The garages hereby approved shall only be used for the parking of private vehicles and for purposes incidental to the enjoyment of the dwellinghouse known as 1 Dyffryn Place. It shall not be used for any business or commercial use and shall not be physically altered or converted without first obtaining the formal consent of the Local Planning Authority.

Reason:

To safeguard the amenities of neighbouring properties and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 Design of New Developments of the Local Development Plan.

NOTE:

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

DECISION NOTICE FOR PLANNING APPLICATION 2020/00002/FUL

THE VALE OF GLAMORGAN COUNCIL

Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

FULL PLANNING PERMISSION

Agent:
Mr. Huw Davies
1, Dyffryn Place
Barry
Vale of Glamorgan
CF62 8UN

Applicant:
Mr. Huw Davies
1, Dyffryn Place
Barry
Vale of Glamorgan
CF62 8UN

Demolition of existing single garage and construction of a 3 bay garage building in rear garden at 1, Dyffryn Place, Barry

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans registered by the Council on 3 January 2020 subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans:

AMENDED 1DP/PPE Rev. B PROPOSED PLANS AND ELEVATIONS
Received on 14 February 2020.

AMENDED 1DP/SLBP Rev. B SITE LOCATION AND BLOCK PLANS
Received on 14 February 2020.

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. Notwithstanding the submitted plans and details, a schedule and samples of the external materials to be used in the construction of the garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to their use. The development shall be thereafter completed in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policies MD2 (Design of New Development) & MD5 (Development within Settlement Boundaries) of the Local Development Plan.

4. The garages hereby approved shall only be used for the parking of private vehicles and for purposes incidental to the enjoyment of the dwellinghouse known as 1 Dyffryn Place. It shall not be used for any business or commercial use and shall not be physically altered or converted without first obtaining the formal consent of the Local Planning Authority.

Reason:

To safeguard the amenities of neighbouring properties and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 Design of New Developments of the Local Development Plan.

Reason for Granting Planning Permission

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015

Having regard to Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), and MD5 (Development Within Settlement Boundaries) of the adopted Vale of Glamorgan Local Development Plan (2011-2026); Supplementary Planning Guidance on Residential and Householder Development, and Parking Standards; and national guidance contained in Planning Policy Wales (Edition 10), and TAN 12 (Design); it is considered that the proposal represents an acceptable form of development to an existing dwelling which would not create an unacceptable impact on the character of the host dwelling or the existing street scene. The proposal would also not cause any detrimental impact on the privacy and amenity of neighbouring residential occupiers and would ensure that sufficient parking and amenity provision remains on site to serve the extended dwelling.

NOTE:

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Dated: 19 February 2020

M. J. Goldsworthy

Head of Regeneration and Planning

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

NOTES

Notification to be sent to an applicant when a Local Planning Authority refuse planning permission or grant it subject to conditions.

Appeals to the Welsh Government:

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- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals>
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- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.

DECISION NOTICE FOR PLANNING APPLICATION 2020/00002/1/CD

Date/Dyddiad: 9 April 2020

Ask for/Gofynwch am: Mr. Shafqut Zahoor

Telephone/Rhif ffon: (01446) 7044608

Your Ref/Eich Cyf:

My Ref/Cyf: P/DC/SZ/2020/00002/1/CD

e-mail/e-bost: Planning@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffon: (01446) 700111

www.valeofglamorgan.gov.uk



Mr Huw Davies
1 Dyffryn Place
Barry
CF62 8UN

Dear Sir

Town and Country Planning Act, 1990 (as amended)
Planning Permission Reference: 2020/00002/1/CD
Proposal: Discharge Condition 3 [Materials] of Planning Permission
2020/00002/FUL for the Demolition of existing single garage and construction
of a 3 bay garage building in rear garden
Location: 1, Dyffryn Place, Barry

REFUSAL

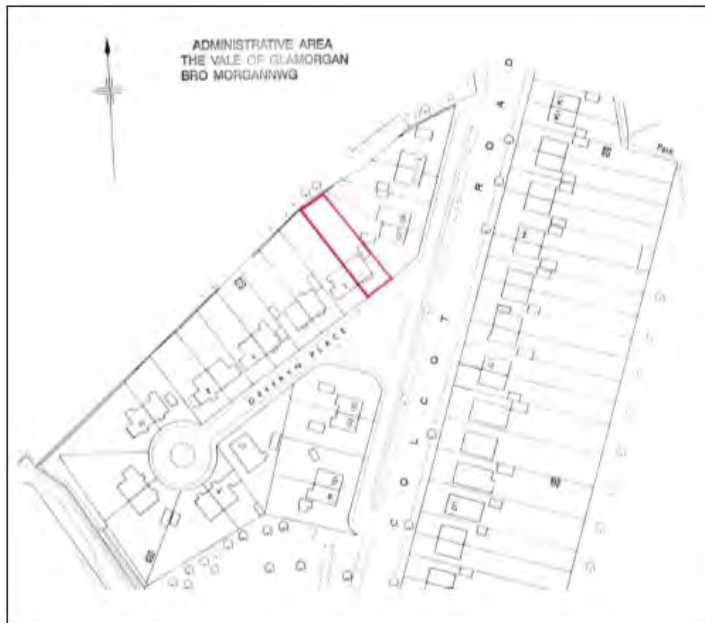
I refer to the above referenced planning permission approved and the details submitted in respect of the following conditions of that permission.

SITE AND CONTEXT

The application site relates to 1 Dyffryn Place, a two storey, semi-detached dwelling located within the Barry Settlement Boundary. The site benefits from a front garden and rear garden together with off road parking and a detached single storey garage.

The surrounding area is residential in nature with residential properties forming the neighbours to the side. The rear boundary of the site abuts a sport centre car park.

An extract of the site location plans below identifies the site:



DESCRIPTION OF DEVELOPMENT

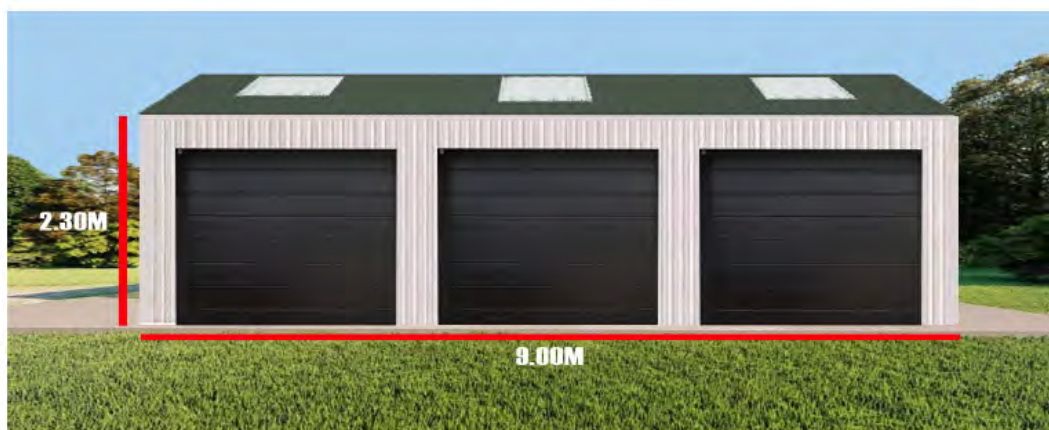
Planning permission was granted under planning reference: 2020/00002/FUL for the demolition of the existing garage and construction of a 3 bay garage. Condition 3 of that planning permission states:

Notwithstanding the submitted plans and details, a schedule and samples of the external materials to be used in the construction of the garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to their use. The development shall be thereafter completed in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policies MD2 (Design of New Development) & MD5 (Development within Settlement Boundaries) of the Local Development Plan.

This application seeks to discharge the above condition by providing details of the roof and wall cladding together with the colour of the roller shutter. An elevation plan and have also been provided to demonstrate the proposal.





REPORT

The original planning application as submitted proposed a larger garage finished in green cladding. Following officer concerns about the industrial look of the building, amended plans were submitted reducing the scale of the garage. Whilst the building had been reduced to a scale that officers felt on balance could be supported, the cladding element remained a matter of concern.

The officer report stated:

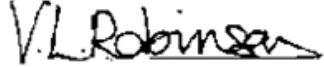
The amended plans illustrate a significant reduction in the scale which would reduce the visual impact of the building. However, the garage would still be of a significant size and there are concerns that a green clad steel finish would give the appearance of an industrial building, as opposed to a domestic outbuilding, given the size. It is therefore considered more appropriate to condition further details/samples of the external finish of the garages to allow the applicant to investigate an appropriate finish. The applicant has been advised of these concerns and remains keen to use a metal clad finish. While an alternative colour may be more appropriate, there remain concerns with a material of this type, however, the condition does not explicitly preclude metal and will give the applicant an opportunity to submit samples.

Whilst the condition did not preclude metal in principle (to give you an opportunity to investigate and consider different types of materials). The details submitted do not overcome the above concerns raised in the officer's report. The materials proposed would give the garage an appreciably industrial/commercial appearance which, given its significant size, is considered inappropriate and visually harmful in this residential context. By reason of these materials the building would, in the view of the Local Planning Authority, fail to appear an appropriately designed domestic outbuilding. This would be contrary to local and national policies, specifically

policies SP1, MD2 & MD5 of the Local Development Plan, TAN12 (Design) and advice within Planning Policy Wales (Edition 10).

On this basis I advise that the details submitted with regard to the following condition are **REFUSED**

Yours faithfully,

A handwritten signature in black ink that reads "V.L. Robinson". The signature is written in a cursive style with a horizontal line underneath the name.

Victoria Robinson
Operational Manager Development Management

Note for applicant/agent

THESE NOTES SHOULD ALWAYS BE
REPRODUCED WITH COPIES OF THE
DECISION NOTICE

NOTES

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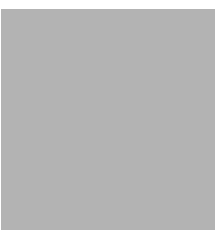
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QUESTION 22g



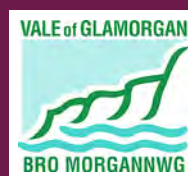
QUESTION
22g

Vale of Glamorgan Local Development Plan 2011 - 2026

Local Development Plan

Written Statement

June 2017



LDP Strategy

- 5.25 The LDP Strategy provides a land use framework that is flexible and will help to deliver widespread benefits across the Vale of Glamorgan. The Council will seek to assist delivery of the LDP by securing public sector funding through various mechanisms such as the Cardiff Capital Region City Deal, Regional Transport Plan, the Welsh Government Rural Communities – Rural Development Programme (2014 – 2020) and the European Agricultural Fund for Rural Development. The designation of St. Athan – Cardiff Airport as an Enterprise Zone and Barry as a Regeneration Area are key to the successful delivery of the Strategy.
- 5.26 It is acknowledged, however, that the successful implementation of the Strategy depends on a number of key external factors. Examples include the availability of genuinely developable land, the introduction of new European or national policy, changes in the global and local economy and the availability of private and public sector funding.
- 5.27 In view of the above, section nine of the LDP contains a monitoring framework which will help to assess the effectiveness of the LDP Strategy and policies in meeting the Plan’s objectives. In particular, the Council will closely monitor the development of the strategic regeneration site at Barry Waterfront, development at St. Athan– Cardiff Airport Enterprise Zone, the provision of new land for employment and housing (including affordable housing), as well as proposed transport improvements.
- 5.28 Following adoption of the LDP, the Council will publish an Annual Monitoring Report which will identify any Policies that are not being implemented, the reasons why and suggest suitable amendments to the LDP to address the situation. In addition, a full review of the LDP is required every four years in accordance with LDP Regulation 41 (1)³.

Strategic Policies

5.29 The following Strategic Policies (SPs) provide a framework for delivering the LDP Strategy.

POLICY SP1 - DELIVERING THE STRATEGY

The strategy will seek to improve the living and working environment, promote enjoyment of the countryside and coast and manage important environmental assets. This will be achieved by:

- 1. Providing a range and choice of housing to meet the needs of all sectors of the community;**
- 2. Promoting a range of employment sites intended to meet the needs of the Vale of Glamorgan and the wider capital region;**
- 3. Reinforcing the role of Barry, service centre settlements and primary settlements as providers of cultural, commercial and community services;**
- 4. Promoting sustainable transport;**
- 5. Delivering key infrastructure linked to the impacts of development;**
- 6. Protecting and enhancing the built, natural and coastal environment;**

7 Promoting opportunities for sustainable tourism and recreation; and

8. Favouring development that promotes healthy living.

5.30 The LDP's Strategy area is illustrated on the Key Diagram. Over the last 15 years, the South East Zone and some of the Primary Settlements have experienced significant housing growth and there continues to be a need for affordable housing in this area, particularly in Barry. This additional housing, whilst assisting in supporting and sustaining facilities, has also placed increased pressure on existing infrastructure as well as local services and facilities. The limited local employment opportunities has also meant that a large number of residents living in this area continue to commute to neighbouring authorities, particularly Cardiff, on a daily basis placing increased pressure on existing public transport services and the strategic highway network.

5.31 The LDP provides a policy framework which seeks to maximise regeneration opportunities and create sustainable communities. The LDP Strategy aims to match existing and planned housing developments with new local employment opportunities thereby providing opportunities for the resident population to work within the Vale of Glamorgan. The LDP Strategy also aims to enhance sustainable transport opportunities in order to reduce dependence on the car and ease congestion in the locality. In addition, new and improved retail and community facilities will be provided as part of new development proposals to meet the needs of the Vale of Glamorgan's growing population.

5.32 In developing sustainable communities, proposals which promote healthy living and address health inequalities will also be favoured. This includes designing environments which encourage physical activity and considering the health and healthcare needs of future residents through the design of buildings or the multi-use of community facilities, particularly where this enables people to retain their independence and remain within the local community.

POLICY SP2 - STRATEGIC SITES

Land is allocated for development at the following strategic sites:

- 1. Mixed uses at Barry Waterfront;**
- 2. Mixed uses at St. Athan; and**
- 3. Employment uses at land adjacent to the airport and Port Road, Rhoose, as part of the St. Athan – Cardiff Airport Enterprise Zone**

5.33 The sites identified in Policy SP2 (Strategic Sites) are those that are considered to be major elements contributing to the implementation of the LDP Strategy as set out in the Plan i.e. the promotion of development and regeneration opportunities within the specific areas identified within the strategy.

Barry Waterfront

5.34 Barry Waterfront lies adjacent to the No. 1 Dock and comprises approximately 48.55 hectares of previously developed land, enclosing 30 hectares of water with 4.3 km of quayside. The Vision for Barry Waterfront is:

Managing Development in the Vale of Glamorgan

Plan. Proposals affecting green wedges, special landscape areas and the Glamorgan Heritage Coast will be considered against policies MG18, MG17 and MG27 respectively.

- 7.4 New development will be expected to avoid unnecessary flood risk and to meet the requirements of TAN 15: Development and Flood Risk. No highly vulnerable development will be permitted within Development Advice Map (DAM) Zone C2²⁴ and development will only be considered in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN 15.

POLICY MD2 - DESIGN OF NEW DEVELOPMENT

In order to create high quality, healthy, sustainable and locally distinct places development proposals should:

- 1. Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;**
- 2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;**
- 3. Where appropriate, provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions;**
- 4. Promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour. In the case of retail centres, developments should provide active street frontages to create attractive and safe urban environments;**
- 5. Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;**
- 6. Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;**
- 7. Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;**
- 8. Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;**
- 9. Provide public open space, private amenity space and car parking in accordance with the council's standards;**
- 10. Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;**
- 11. Provide adequate facilities and space for the collection, composting and recycling of waste materials and explore opportunities to incorporate re-used or recyclable materials or products into new buildings or structures; and**
- 12. Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.**

- 7.5 Policy MD2 sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments. Safeguarding the local character of the Vale of Glamorgan's towns and villages is reliant on securing high quality

Managing Development in the Vale of Glamorgan

design that is of the appropriate scale and form in the right location. Equally, the layout and design of new development is essential for improving resident's quality of life, creating a sense of place and ensuring a healthy and safe environment.

- 7.6 All development proposals will be required to fully consider the context and character within which the development proposal is located so as to ensure that it contributes positively to the local setting including important views and vistas. Issues associated with safeguarding residential amenity should also be addressed during the design process especially where mixed use developments are proposed. Solutions to problems such as overlooking and noise can often be overcome by good design. All new buildings should respond positively to and respect their surroundings and contribute towards healthy and vibrant communities, reducing the fear of crime and creating a sense of place. In this regard developments must be of an appropriate scale, density and design for their location and make a positive contribution to the local environment. Further guidance will be provided in the Householder Design Guide Supplementary Planning Guidance.
- 7.7 Key locations, such as town centres and main routes/junctions that serve new developments, present opportunities for enhancing public realm and reinforcing a sense of place through the use of sensitive landscaping and public art. In all shopping centres, the Council will require well designed shop fronts which will enhance the area and add to its local distinctiveness.
- 7.8 All new development should be highly accessible. Walking and cycling have an important role to play in the management of movement across the area, particularly reducing the number of short trips taken by car. Developers will be required to ensure that new developments encourage walking and cycling by giving careful consideration to location, design, access arrangements, travel 'desire lines' through a development, and integration with existing and potential off-site links. Providing safe and convenient walking and cycling environments will help tackle health problems associated with physical inactivity and social exclusion factors arising from car dependency, poor access to services and public transport facilities.
- 7.9 The provision of car parking is a major influence on the choice of means of transport and the pattern of development. The Council will seek to restrict developments that generate a high level of trips (e.g. offices, shops and leisure uses) to locations well served by public transport. Moreover, provision for parking will be reduced in line with improvements to public transport accessibility. The Council's standards are set out in the Parking Standards Supplementary Planning Guidance.
- 7.10 As well as ensuring healthy and active environments consideration should also be given to the impact on the health and wellbeing of future users in the design of buildings, use of materials and access to light and quiet areas. The provision of features or the shared use of community facilities for health care needs which enable people to retain their independence and remain in the local community will be favoured where considered appropriate.
- 7.11 The Welsh Government promotes the widespread adoption of travel plans by businesses, schools, hospitals, tourist attractions, major residential developments and other significant travel-generating uses. These assist with the efficient management of the highway network and promote alternative modes of transport. The need for a travel plan will be identified early on as part of the pre-application process or scoping discussions with the Council, and will be the subject of Supplementary Planning Guidance.

Managing Development in the Vale of Glamorgan

- 7.12 To meet the goal of achieving sustainable development, proposals need to make appropriate provision for reducing and recycling waste in accordance with the waste hierarchy. Encouraging energy conservation and generation from renewable sources is one measure by which the planning system can make a positive contribution towards reducing the impact of new development on climate change. The design of new developments must address the need to reduce energy consumption and maximise opportunities for low carbon energy generation. Developers should consider measures to help reduce effects related to climate change, for example by incorporating green space to provide shading and sustainable drainage systems to reduce run-off, incorporating renewable energy generation into the fabric of buildings or designs which prevent overheating to avoid the need for artificial cooling of buildings.
- 7.13 It is a statutory requirement that certain applications for planning permission and listed building consent are accompanied by a Design and Access Statement (DAS)²⁵. Where required, a Design and Access Statement should explain how proposals can contribute positively to reducing the fear of crime and creating a sense of place. The level of detail in the statement should be proportionate to the complexity of the proposal but should contain sufficient detail to explain how the development addresses any factors relevant to the scale and type of development proposed.
- 7.14 Larger residential and commercial schemes present an opportunity to deliver developments that create a sense of place, provide an accessible and healthy environment, and reinforce or enhance existing urban areas. In order to ensure the creation of high quality public spaces, the Council may require promoters of allocated and unallocated sites to prepare a master plan. As part of the master planning exercise developers will be required to demonstrate that they have had regard to all of the requirements of Policy MD2.

POLICY MD 3 - PROVISION FOR OPEN SPACE

Where there is an identified need for public open space, new residential development with a net gain of 5 or more dwellings will be required to provide public open space in accordance with the following standards:

- 1. Outdoor sports provision 1.6 hectares per 1,000 population**
- 2. Children's equipped play space 0.25 hectares per 1,000 population**
- 3. Informal play space 0.55 hectares per 1,000 population**

Where there is an identified need for public open space provision, major new commercial developments, where floorspace to be created exceeds 1000 sqm or the site is 1 hectare or more, will be required to provide public open space at a ratio of 16 sqm per full time equivalent employee.

In order to create sustainable places areas of open space will usually be required to be provided on-site as part of new development proposals. Where it is not practical or desirable to make provision on-site, appropriate off-site provision or financial contributions for improvements to existing facilities will be required in lieu of on-site public open space.

- 7.15 Planning Policy Wales (PPW) directs that the development plan should contain clear policies for the provision, protection and enhancement of sport, recreation and leisure facilities. Standards of

Managing Development in the Vale of Glamorgan

- The delivery of affordable housing to meet local need (LDP Objectives 1 & 7 refer).
- Infrastructure required to satisfy the Council's aim of delivering high quality developments that bring environmental and other benefits to the Vale of Glamorgan (LDP Objectives 1, 4, 6, 9 & 10 refer) e.g. public art; environmental protection and enhancement; town centre regeneration; pollution management; historic renovation; recycling and waste facilities.

7.32 This categorisation should only be relevant where the developer has demonstrated that the development cannot deliver all of the Council's planning obligation requirements because of viability constraints. The Council has undertaken a viability assessment of the Plan's planning obligation and affordable housing requirements and in most circumstances developers will be expected to meet all the requirements set out in Policy MD4.

POLICY MD5 - DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES

Settlement boundaries have been defined around all the settlements within the LDP settlement hierarchy. New development within these settlements will be permitted where the proposed development:

- 1. Makes efficient use of land or buildings;**
- 2. Would not prejudice the delivery of an allocated development site;**
- 3. Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality;**
- 4. The proposal would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting;**
- 5. Would not result in the unacceptable loss of public open space, community or tourism buildings or facilities;**
- 6. Has no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking; and**
- 7. Makes appropriate provision for community infrastructure to meet the needs of future occupiers.**

7.33 Settlement boundaries have been drawn around the settlements of the Vale of Glamorgan identified in the LDP hierarchy which are considered capable of accommodating additional development during the Plan period. The boundaries define the settlements within which new development will be permitted encouraging the re-use of land and buildings and preventing the spread of new development in the open countryside. Accordingly to protect the identity of these settlements, to ensure the efficient use of land and to protect the countryside from urbanisation and incremental loss, development will only be permitted outside of the identified settlement boundaries where it complies with national planning policy set out in paragraph 9.3.2 of PPW. Such developments would also need to respond appropriately to the local context and accord with Policies MD1 and MD2.

7.34 It is recognised that these settlements are likely to contain unallocated or "windfall" sites (either previously developed or infill sites) which could accommodate new development over and above those sites that have been allocated in Policy MG2 and which can make an important contribution to the housing land bank and the objectives of the LDP. Such developments will be expected to accord with Policy MD6 in respect of housing density and achieving best use of available land.

Managing Development in the Vale of Glamorgan

- 7.35 Where proposals involve the loss of open space, community or tourist facilities the Council will require robust evidence that demonstrates the facilities are no longer required or such a loss would not have a detrimental impact upon local service provision. For the purposes of the Policy, Community Facilities are as defined in the Glossary of Terms at Appendix 1. Development proposals will therefore need to be supported by evidence which demonstrates that community buildings or facilities are either no longer required for their original purpose or, in the case of commercial enterprises, no longer economically viable. Statements of justification could include evidence that alternative provision is available within close proximity to the proposal site, the use of which is preferable to that which would be lost and satisfies local needs.
- 7.36 The inclusion of land within a settlement boundary, however, does not automatically imply its suitability to accommodate development and Policy MD5 provides a framework for the development of such sites ensuring that where they are promoted, they are appropriate to their surroundings. The Council would resist the development of a site that would prejudice the delivery of an allocated development site, for example by blocking vehicular access through to an allocated site, introducing a use that would adversely affect amenity on an allocated site; or undermining its delivery by placing pressure on existing infrastructure needed to serve a proposed allocation.

POLICY MD6 - HOUSING DENSITIES

Residential development proposals within the key, service centre and primary settlements will be permitted where the net residential density is a minimum of 30 dwellings per hectare. In minor rural settlements, a minimum net residential density of 25 dwellings per hectare will be required.

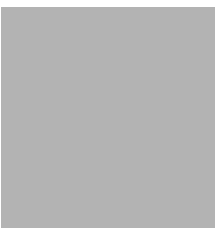
Lower density levels will only be permitted where it can be demonstrated that:

- 1. Development at the prescribed densities would have an unacceptable impact on the character of the surrounding area;**
- 2. Reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future local amenity; or**
- 3. The proposal is for a mixed use development where a residential use is the subordinate element of the proposal.**

Higher densities will be permitted where they reflect the character of the surrounding areas and would not unacceptably impact upon local amenity.

- 7.37 New residential development within the Vale of Glamorgan will seek to use land efficiently, providing dwellings that meet current housing needs whilst protecting land for future generations. A minimum residential density of 30 dwellings net per hectare will therefore be required for new residential development within the key, service centre and primary settlements of the Vale of Glamorgan. Within the minor rural settlements of the Vale of Glamorgan new residential development at a lower density of 25 dwellings net per hectare will be permitted. This reflects the sensitive nature of many rural villages and the character of existing built form.
- 7.38 Net developable area includes only those areas which will be developed for housing and directly associated uses such as access roads within the site, private garden space, car parking areas, incidental open space and landscaping, and children's play areas where these are to be provided.

QUESTION22k



**NEIGHBOUR AND CONSULTEE COMMENTS RECEIVED FOR PLANNING
APPLICATION 2020/00002/FUL**

Comment for planning application 2020/00002/FUL

**Application
Number****Location**

1, Dyffryn Place, Barry

Proposal

Demolition of existing single garage and construction of a 3 bay garage building in rear garden

Case Officer**Organisation****Name**

Mr John Davies

Address

2 DyffrynPlace,CF62 8UN

**Type of
Comment****Type****Comments**

Further to your letter of 7 January I write to register my support for this application. The proposed garage is modern in design and fits in well in terms of its location and size in what is a large garden. I have no concerns of it being overbearing and given that there is a large public car park to the rear of the property I see no issue with it having any adverse impact on the public domain.

**Received
Date**

Attachments The following files have been uploaded:

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Comment for planning application 2020/00002/FUL

**Application
Number**

Location

1, Dyffryn Place, Barry

Proposal

Demolition of existing single garage and construction of a 3 bay garage building in rear garden

Case Officer

Organisation

Name

Mr David Watkins

Address

Barry Town Council, Town Hall, King Square, Barry, CF63 4RW

**Type of
Comment**

Type

Comments

Other type details: Statutory consultee. Comment: Barry Town council objects for the following reasons; 1. The proposals are an overdevelopment of a domestic garden area and would adversely affect the amenities currently enjoyed by neighbouring residential dwellings; 2. The proposed development is of an unacceptable size and design which would be visually intrusive.

**Received
Date**

Attachments The following files have been uploaded:

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QUESTION 21

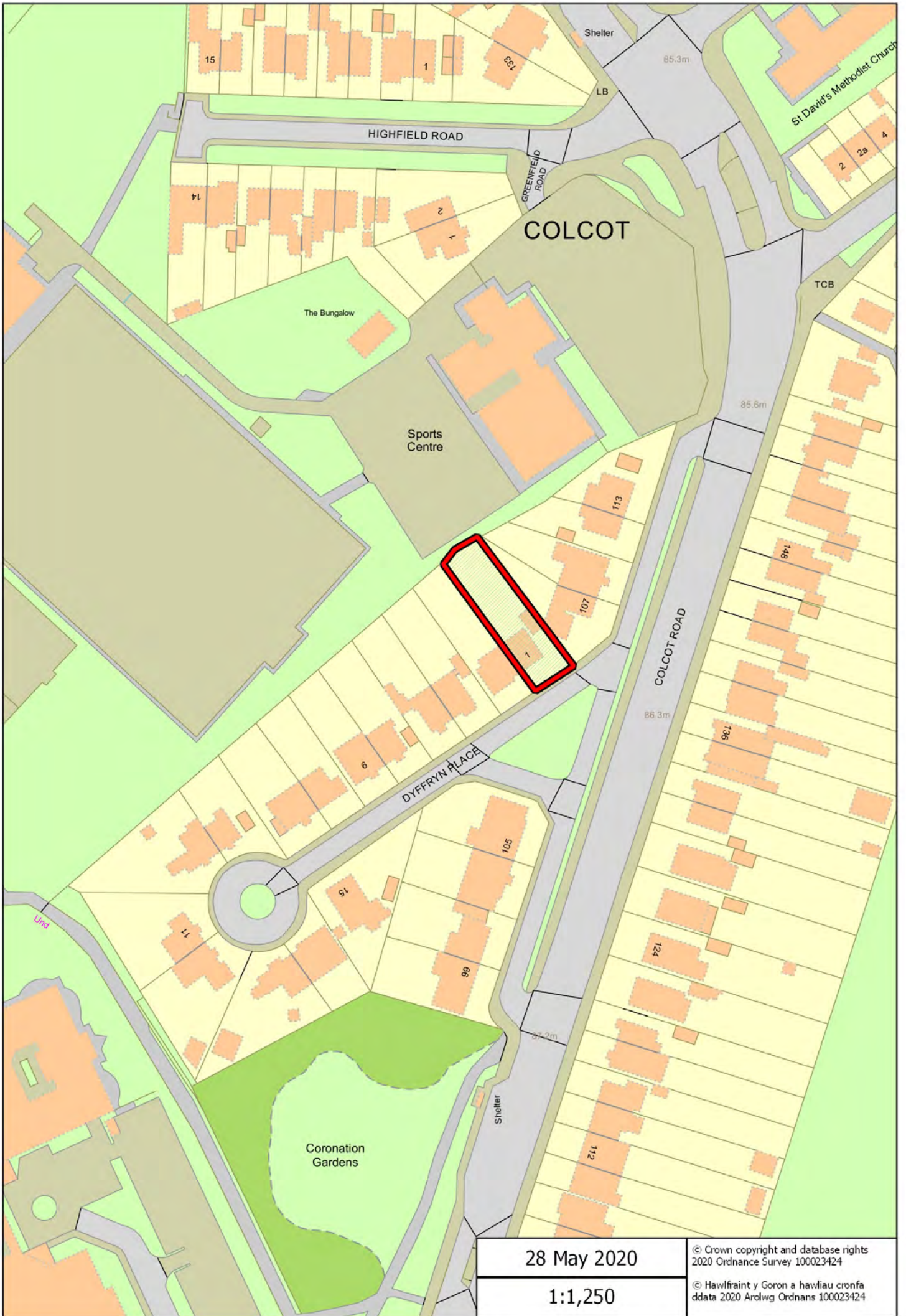


28 May 2020

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