

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

REFUSAL OF PLANNING PERMISSION

Agent:
Mr. Paul Ringer,
Homelands,
18, Augusta Road,
Penarth,
Vale of Glamorgan,
CF64 5RJ

Applicant:
Mr. Paul Ringer,
Homelands,
18, Augusta Road,
Penarth,
Vale of Glamorgan,
CF64 5RJ

**Extension to second floor to form self contained one bedroom flat at 88,
Salop Street, Penarth**

In accordance with the application and plans registered on 28 October 2014 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. The proposed development represents an unsympathetic development in terms of design and appearance and represents an overdevelopment of the application site, to the detriment of the character and appearance of the street scene and the visual amenities of the area. Thus, the proposal represents a form of development which is excessive in scale and significantly deficient on provision of amenity space and parking. Therefore, the proposed development is contrary to Policies ENV27 'Design of New Developments', HOUS 2 (Additional residential development), HOUS 8 (Residential Development Criteria) and TRAN10 (Parking) of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 and Supplementary Planning Guidance 'Amenity Standards'.

Dated: 23 December 2014



Director of Development Services

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



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Householder Appeal Service pilot scheme

The Planning Inspectorate is launching a Householder Appeal Service Pilot from 1st April 2010. The aim of the pilot is to dramatically shorten the length of time it will take you to receive a decision on any Householder appeal you may submit to us.

At the moment it can take around 20 weeks to receive a decision from the day your appeal is received. The Welsh Assembly Government and ourselves are committed to making the appeals process as quick and efficient as possible.

With a number of key changes to the way we administer the process and the way you and the local planning authority take part, we are aiming to decide 'Household' appeals in 12 weeks. This is a reduction of around 2 months.

Commercial Appeal Service Pilot Scheme

The Planning Inspectorate is launching a Commercial Appeal Service Pilot from 4th February 2013. The aim of the pilot is to dramatically shorten the length of time it will take you to receive a decision on any appeals against the refusals on small 'change of use' developments involving class A1; A2 and A3 you may submit to us.

At present it can take around 20 weeks to receive a decision from the day your appeal is received. With a number of key changes to the way we administer the process and the way you and the local planning authority take part, we are aiming to decide commercial development appeals in 12 weeks. This is a reduction of around 2 months.

Can I take part?

We are trialling these changes in a number of areas, one of which is administered by the council who determined your planning application. If you would like to take part you need to agree to the following;

- To use the 'written representation'* method to appeal and
- wherever possible to communicate by email. Whilst this is not essential, we would be grateful if you could provide an email address for us and the council to use.

*This is the method currently used by 90% of people choosing to appeal in Householder appeals.

How can I find out more information about the pilot?

More details and information can be found by visiting the Planning Portal at www.planningportal.gov.uk , by contacting the Planning Inspectorate on 02920 823866 or by contacting your local planning authority.

Note for applicant/agent

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

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:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- 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.
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- 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.