

Accessibility

The site lies on the edge of an established residential area and consists of a sloping site surrounded by trees and well screened from adjacent properties on the south side of Dinas Powys known as the Murch and Sunnycroft Lane. The area is served by a network of public roads in close proximity to public transport rail, bus routes and footpaths. Local shopping retail, leisure and education facilities are all in walking distance from the site.

Design Objectives

The site accommodates the burnt out shell of a former 3 bed room house. Subsequent to this outline approval for a 4 bedroom house was granted on 17/7/2008 on application 0800720UT. The design objective is to provide a high quality 5 bed house for the present owner and his family to create an innovative and sustainable design tailor made to the owners family day to day requirements. To create a pleasant landscaped environment taking advantage of a suburb site to achieve sense of place and character with a contemporary approach.

The designs and layouts have taken into account as near as is practicably possible the following policies within the Vale of Glamorgan adopted unitary development plan 1996 -2011.

- House (replacement and extension of dwellings in the countryside)
- Env 1 (Development in the countryside)
- Env 27 (Design of new developments)

The previously approved four bedroom dwelling under 2008/00720/OUT did not fulfil the present owners family requirements and was considered a poor quality design considering the sites potential and exciting topography.

Design Proposal

Involves the erection of a three storey building with majority of bedrooms located at lower levels with an entrance and veranda overlooking landscaped gardens. Living areas are at the middle level with terraces and balconies providing convenient amenity spaces taking advantage of the views. The South side of the house contains an indoor swimming pool also at the middle level with glazed skylights. The third floor accomodates the master bedroom areas contained in the upper part of the ridged roof.

The owner applicant requires covered accommodation for three cars together with a boat and trailer. In order not to increase the bulk of the house excessively it is thought a better use of the site would be made by providing a detached garage on the upper slopes which would be screened by an existing copse of coniferous trees. This garage would provide storage and recreations facilities in the roof attic.

This building would provide storage for gardening and grass cutting equipment. It is the intention to preserve all the trees and shrubs on the site to maintain its countryside character. Vegetable gardens and orchard planting would also contribute in the total landscaping.

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character. Vegetable gardens and orchard planting would also contribute in the total landscaping.

Existing Buildings

The existing "urban house" type houses to the south and east are two storey rendered with tiled roofs. The house to the west called "Oaks Rise" is quite large with detached garage and outhouses. A very large brick and dressed stone house has recently been constructed at the end of Sunnycroft Lane. None of these properties are over shadowed or overlooked by the proposed development.

Character

The local vernacular is very suburban. The pitched roof form and rendered walls with timber and glass balustrades of the new house will improve and upgrade the general character of this part of Sunnycroft Lane.

Parking

There will be 5 parking spaces three of which will be discreet within the garage. The garage will also provide storage for motorcycles and cycles etc.

Amenity Space

Whilst the extensive sloping grounds will be dedicated to vegetable garden and orchards, grass lawns will be situated to the south east and north of the landscaped gardens. Further amenity space will be provide by means of the terraces, verandas and balconies surrounding the 3 storey house. Bin storage will be provided adjacent to Sunnycroft Lane gated entrance to local authority refuse collection approval.

Environmental Sustainability

The proposed dwelling is to be built whenever possible with materials from sustainable sources using local labour. The house will be constructed to comply with approved document L1 of the building regulations and anticipated to achieve a level 3 code for sustainable homes rating.

Solar panels will be incorporated to the south west side of sloping roofs to heat the swimming pool etc.

Air pumps will be incorporated for energy saving purposes. Rain water conservation system will be incorporated if this proves viable.

Community Safety

It is proposed to construct a 1.8m high stone boundary wall to the north of the site from Sunnycroft Lane entrance to the eastern boundary with timber fencing 1.8m from north to south. The remainder of the site would retain existing hedges and shrubs. Low level lighting will be incorporated to all pedestrian paths etc. CCTV cameras will be used to front and rear entrances and to garage forecourt. A gated entrance will have electronic connection and T.V. press button communication using latest technology systems.

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Movement to, from and within the site

The vehicular access exists from Plas Essylt leading from the Murch to Sunnycroft Lane with adjoining pavements.

The new 3.6m drive leading to both upper and lower entrances will be constructed in tarmac to similar gradients as exist in Oaks Rise. Turning spaces are provided at middle level access entrance and to garage forecourt. A paved path connects the garage forecourt to the middle level entrance with easy going steps to the lawn east of the swimming pool.

Internally easy going stairs connect the three levels within the house.

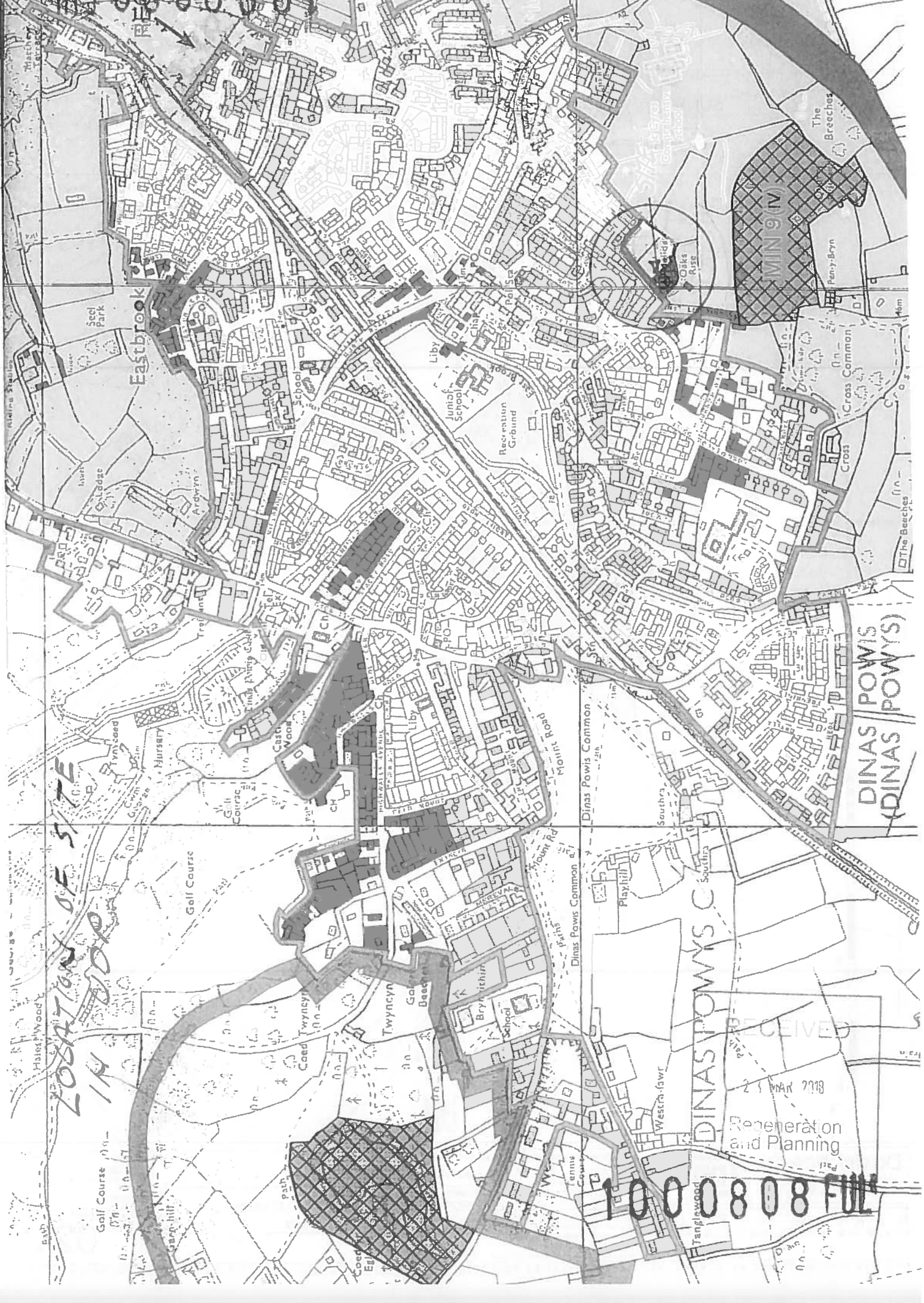
Pre Application Consultation (see copy attached)

Initial drawings were submitted for pre-application consultation. The client requires further bedroom space for his larger family and proper garage facility detached from the main house, this will provide space for a swimming pool. The plans otherwise are basically similar. The garages would be screened by planting and existing copse of fir trees. It would not be visible from Sunnycroft Lane or the surroundings.

Conclusions

The design has been carried out with sensitivity taking into account the surrounding environment using good quality materials and no doubt will provide an excellent sustainable family dwelling. The site is presently serviced with all utilities and no constraints to the proposals have been found.

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LOCATION OF SITE
IN
DODD

DINAS POWIS
(DINAS POWYS)

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SUNNYCROFT LANE

NORTH

Oaks Rise

existing hedge/trees

veg garden

garage boot store

1800mm high timber fence

laminac drive

existing trees

1800mm high timber fence

grass

grass



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WINDYRIDGE

David Preece Consultancy



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MARTYN J. PAGE
BUILDING DESIGN CONSULTANT

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email martyn.page@blconnect.com

client
LEE & HAYLET CROMPTON

project
PROPOSED REPLACEMENT DWELLING AT MELIDEN
DINAS POWIS, VALE OF GLAMORGAN

site
PROPOSED SITE LAYOUT

date
25.01.2010

scale
1:500 @ A3

drawing number
579/PA/

02 A

PWD Plan



Scale: 0m  50m

1-1250

Meliden
Sunnycroft Lane
CF64 4QQ
South Glamorgan

National Grid Ref. ST 1603 7087

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① JUNCTION OF SUNNYCROFT LANE TO PLAINS ESYCLT



② SUNNYCROFT LANE LOOKING TOWARDS SITE



③ EXISTING ENTRANCE TO SITE



④ APPROACH TO SITE

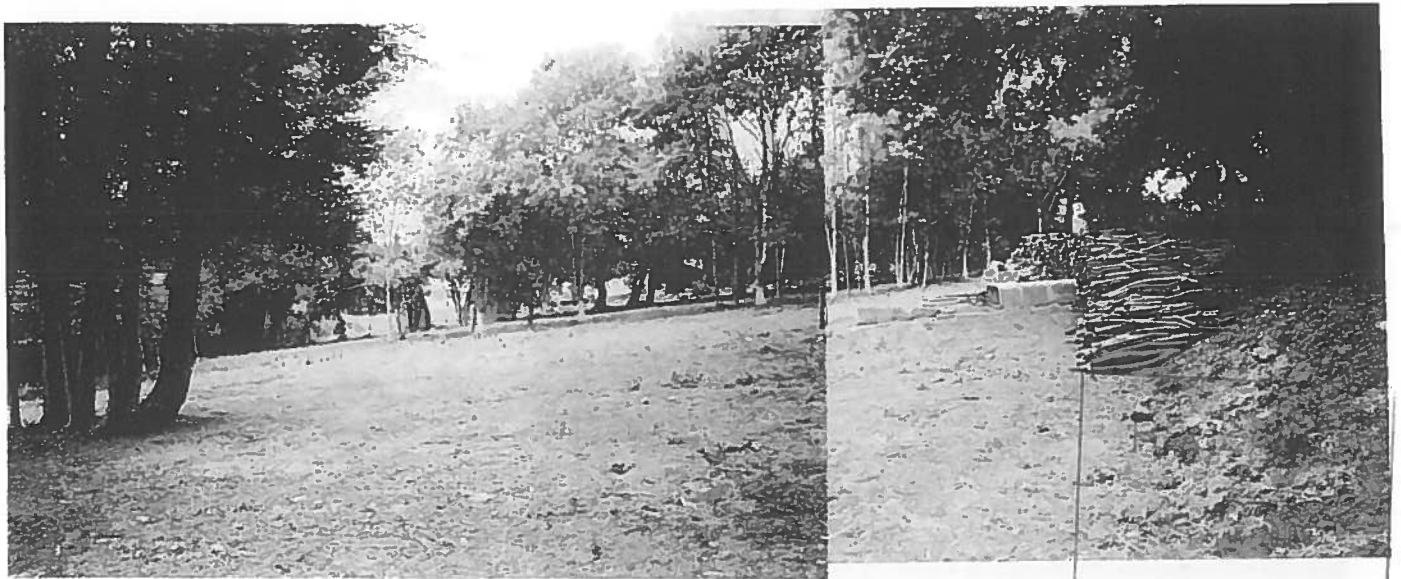
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⑤ VIEW OF SITE LOOKING NORTH

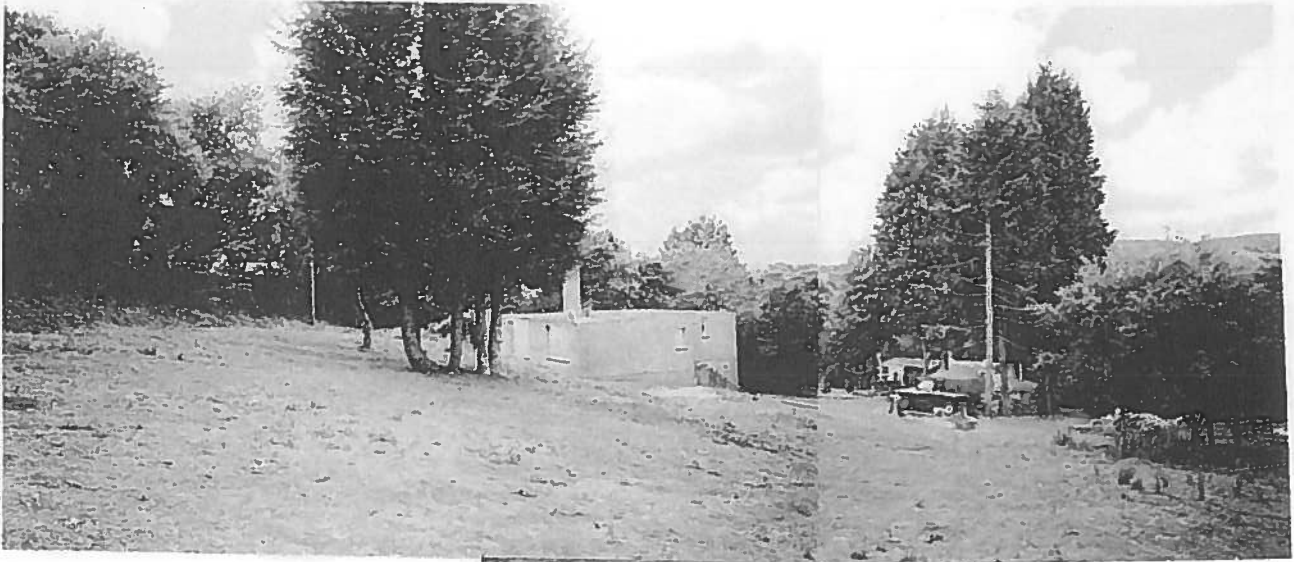


⑥ VIEW OF SITE LOOKING SOUTH



⑦ VIEW OF SITE LOOKING EAST (SITE OF PROPOSED GARAGE)

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⑧ VIEW OF SITE LOOKING WEST



⑨ VIEW OF SITE LOOKING NORTH

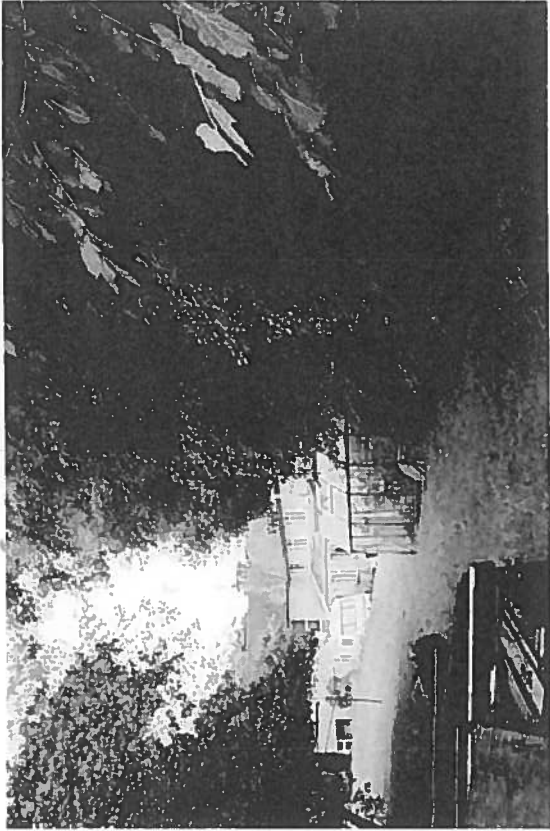


⑩
EXISTING REMAINS
OF BURNT OUT HOUSE
TO BE DEMOLISHED.

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11 ADJACENT HOUSE TO THE WEST 'DAKS RISE'



12 REAR OF 'DAKS RISE'



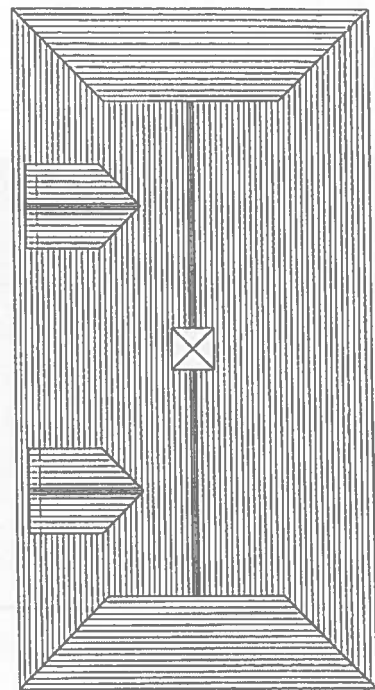
13 ACCESS DRIVE TO 'DAKS RISE'



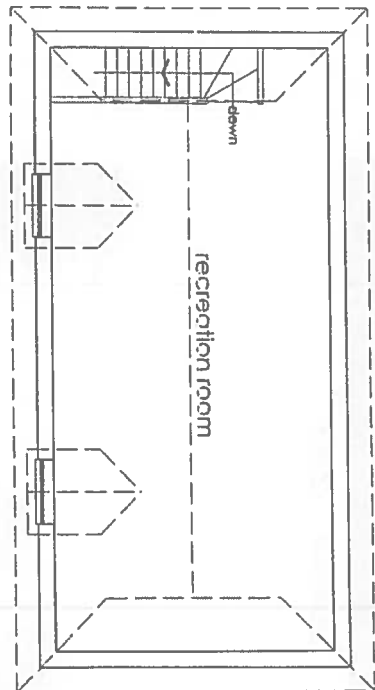
14 RECENTLY CONSTRUCTED HOUSE AT END OF SUNNY CROFT LANE

TYPICAL ADJACENT PROPERTIES OFF SUNNYCROFT LANE

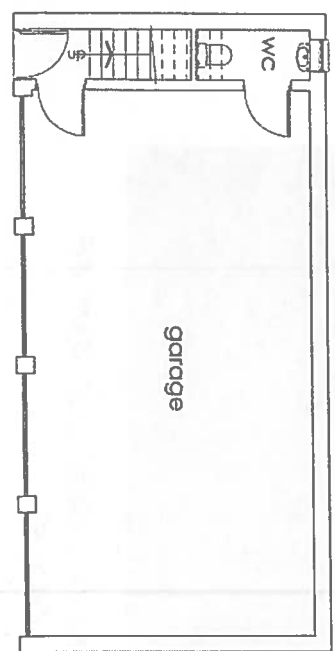
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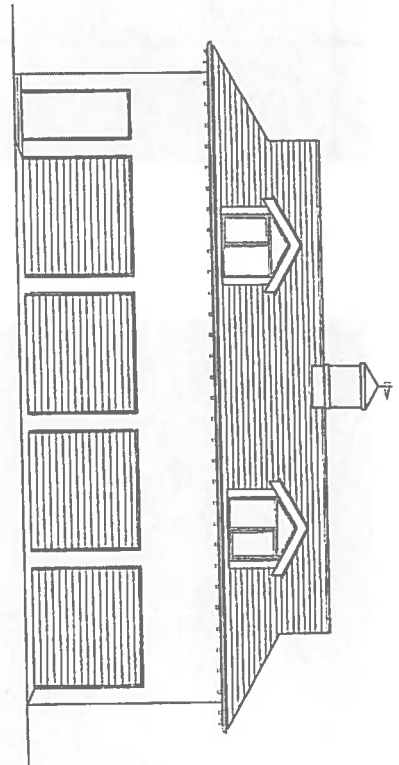
ROOF PLAN



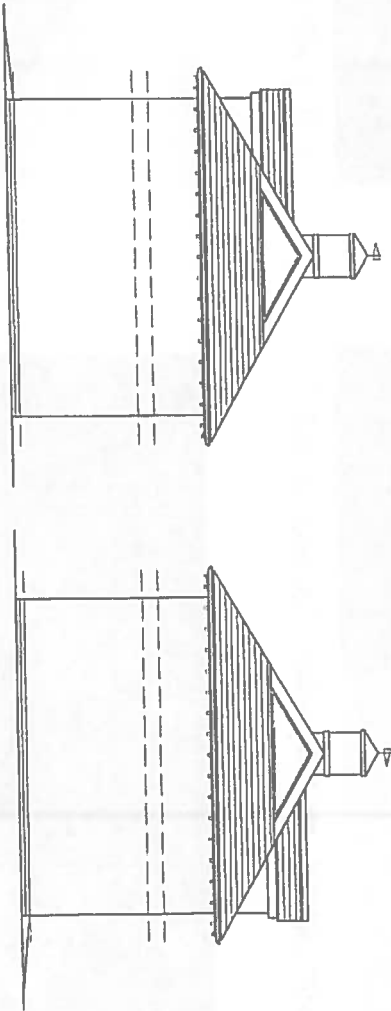
FIRST FLOOR PLAN



GROUND FLOOR PLAN

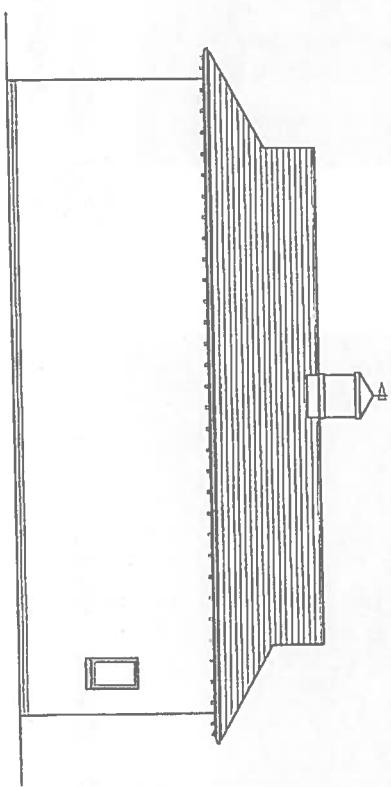


NORTH WEST ELEVATION




SOUTH WEST ELEVATION

NORTH EAST ELEVATION



SOUTH EAST ELEVATION

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<p>David Preece Consultancy</p> 	<p>44 Seabank, Penarth CF64 3AR. Telephone 029 2070 8661 Fax 029 2031 7001 Mobile 07714 708143</p>	<p>client LEE & HAYLET CROMPTON</p>	<p>date 28.01.2010</p>
<p>MARTYN J. PAGE BUILDING DESIGN CONSULTANT</p>	<p>Ty Onnen, Brlary Way, Brackla, Bridgend, Mid Glamorgan, CF31 2P1. Telephone / Fax(01656) 469610 Mobile 07768 241938 email marlyn.page@blconnect.com</p>	<p>project PROPOSED REPLACEMENT DWELLING AT MELIDEN DINAS POWIS, VALE OF GLAMORGAN</p> <p>title PROPOSED GARAGE & RECREATION BLOCK</p>	<p>scale 1:100 @ A3</p> <p>drawing number 579/PAJ</p> <p>04</p>

THIS DRAWING MUST NOT BE SCALED. ALL QUERIES MUST BE REFERRED TO THE DESIGN CONSULTANT. THIS DRAWING IS COPYRIGHT.



Date/Dyddiad: 12 March, 2010

The Vale of Glamorgan Council
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Cyngor Bro Morgannwg
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www.valeofglamorgan.gov.uk

My Ref/Cyf: P/DC/SR2/2010/00048/PRE

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

David Preece DipArch RIBA,
44, Seabank,
Penarth,
Vale of Glamorgan.
CF64 3AR

Dear Sir,

Town and Country Planning Act, 1990 (as amended)
Application No. 2010/00048/PRE
Proposal: New house
Location: Meliden, Sunnycroft Lane, Dinas Powys

I refer to your correspondence received on 3 February 2010, concerning the above and your request for pre-application advice.

Firstly, I would advise that any such application would primarily be considered against the following policies within the Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011, details of which are available on the Council's web site by visiting www.valeofglamorgan.gov.uk :

- HOUS 7 (Replacement and extension of dwellings in the countryside)
- ENV 1 (Development in the countryside)
- ENV 27 (Design of new developments)

Having regard to the above policies and the location of the proposed development the main issues are likely to be the size and scale of the proposed replacement dwelling, its design and appearance within the landscape, and the potential impact to neighbour amenities.

The design of the dwelling varies considerable to that previously approved in outline under 2008/00720/OUT. The previous approval was for a four bedroom house with attached side double garage. Due to the steep slope of the land at the site, the approved house had a two storey appearance to the front and single storey to the rear. This approved house had four bedrooms and was a relatively large property.

The proposals that you put forward are also for a large dwelling with a pitched roof, with gables at front and rear. The various terraces and balconies add to the character of the proposed dwelling, giving it a contemporary appearance. In terms of its scale, it appears narrower in its frontage than the approved dwelling, though it is slightly higher to fit in the three storeys. The overall design and form

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Correspondence is welcomed in Welsh or English/Croeso i'r Gwobraeth yn y Gymraeg neu yn Saesneg

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sketch drawings submitted and would welcome more detailed plans to evaluate the design more. The house is on the edge of the settlement in a largely wooded area. Its position, away from the suburban type dwellings of Dinas Powys, allows for a more innovative and contemporary approach, with a quality sustainable design encouraged. In my opinion, there is no requirement for the design to be in keeping with the nearby properties.

The proposed house is set some way up the side of the hill, assumingly in the same position approximately as the fire damaged property. With this being a three storey dwelling, it could appear quite prominent within the landscape if the site were open to long distance views. I would therefore encourage a comprehensive landscape plan to be submitted with any formal proposal. The wooded hill setting provides a suitable location for the dwelling proposed, though it has been noticed that since the 2008 application much of the trees and vegetation has been removed. I would suggest that mature trees and vegetation should be maintained as it would soften the visual impact of the new dwelling and distinguish itself from the suburban houses within the Dinas Powys settlement boundary.

The position of the dwelling is also important as there are near neighbours to the bottom of the hill. I would advise that to avoid adverse neighbour impact the dwelling proposed should be in roughly the same location as the derelict existing building. Also, the existing trees can act as a screen to mitigate neighbour impact such as overlooking.

The proposed house has an integral garage included, though there is mention within the plans of a further garage to the rear of the house. I would suggest that the integral garage would be sufficient garaging for a property of this size and I would advise against a further detached garage, as this may have an overdevelopment impact within this rural setting.

The above response is the informal opinion of a planning officer, based on local and national policy without the benefit of a site visit. This response, being an informal opinion, will not prejudice the determination of any formal application that may be submitted based on these proposals. Should you have any further questions regarding the above, please contact Mr. Steven Rennie on the above number.

Yours faithfully,



Mr. Steven Rennie
for Head of Planning and Transportation

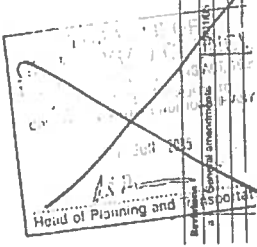
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PREVIOUS APPLICATION SITE PLAN

17 JULY 2008

APPLICATION No 0800720 OUT

Notes
All alterations to be checked
by the local planning authority



Alder King
PROPERTY CONSULTANTS
0117 317 1000
1000720 OUT

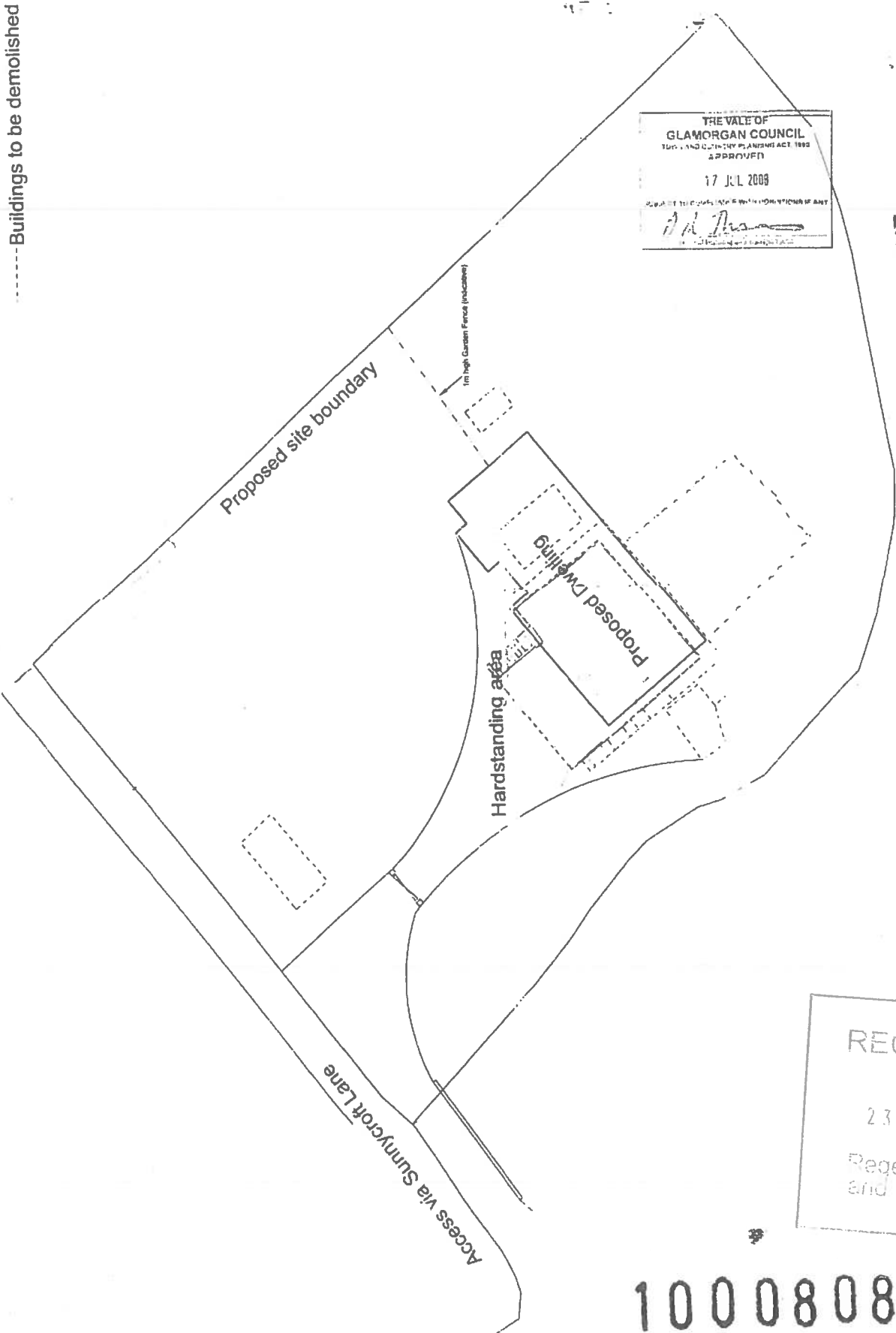
Notes:
1. This application is subject to the provisions of the Town and Country Planning Act 1990.
2. The applicant is advised that the Council is not responsible for the accuracy of the information provided.
3. The Council is not responsible for the accuracy of the information provided.

MELROSE
SUNNYCROFT LANE

BLOCK PLAN

Block	1 2008 AJ	Shrews	MDG
Date	JUN 08	Checked	MP
Drawing Number	48439		02a

-----Buildings to be demolished



THE VALE OF
GLAMORGAN COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
APPROVED
17 JUL 2008
DATE OF THE PLAN: 17 JUL 2008
A. H. Thomas

08 00720 OUT

THE VALE OF GLAMORGAN COUNCIL
(PLANNING DIVISION)
22 MAY 2008
DATE OF RECEIPT

RECEIVED
23 MAR 2008
Regeneration
and Planning

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№ 3080601