



Vale Planning

88, Salop Street, Penarth

Statement of Case

88, Salop Street, Penarth, Vale of Glamorgan

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1.0 INTRODUCTION

1.0 Vale Planning has been instructed by Mr. Paul Ringer, to prepare an appeal against the refusal of planning permission by the Vale of Glamorgan Council for an extension to the second floor of 88, Salop Street, Penarth to form a self-contained flat.

1.1 The appeal development was refused on the 23rd December 2014, under reference: **2014/01254/FUL**, for the following reason:

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'.

1.2 This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of Vale Planning; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

2.0 STATEMENT OF CASE

2.1 The appeal site is a part two/three storey property located on the corner of the junction of Salop Street and High Street in Penarth. The property was formerly a public house and was converted into 7 one-bedroom self-contained flats in 2002, under planning permission 2002/00760/FUL.

2.2 The proposal involves raising the ridge of the roof of the elevation fronting onto Salop Street. The submitted drawings show that the ridge of the roof would be approximately the same height as the row of terraced properties immediately adjacent to the appeal property. To accommodate the proposed additional residential unit, four dormer windows would be inserted into the front roof slope and velux type windows on the rear and both sides of the rear gable extension. The proposed dormer windows would match the scale and external appearance of the existing dormer windows on the elevation fronting High Street.

2.3 The application site falls within the established urban settlement of Penarth. The proposal therefore is supported in principle by the Vale of Glamorgan Unitary Development Plan



(UDP) Policy HOUS 2 (Additional Residential Development), subject to meeting the criteria of Policy HOUS 8 – Residential Development Criteria.

- 2.4 The proposal also enjoys in principle support from Planning Policy Wales (Edition 7, July 2014) (PPW) in that it makes efficient use of previously development land.
- 2.5 The case officer’s delegated report sets out the main planning issues as follows:
- Design and visual impact;
 - Scale of the development – amenity provision; and
 - Scale of the development – parking provision.

Design and visual impact

- 2.6 It is respectively submitted that contrary to the view of the Local Planning Authority, the development has been carefully and sensitively considered in terms of its design and scale and would not unduly affect the character and appearance of the streetscene in accordance with criteria (i) of Policy HOUS 8 (Residential Development Criteria). Notwithstanding that this corner location provides the appropriate opportunity to raise the prominence of the building as per accepted architectural/urban design principles, the appeal proposal would not even do this. Indeed it is submitted that the proposed scheme would essentially amount to background architecture, in keeping with the streetscene having very limited impact on the same but at the same time providing additional floor space to accommodate an additional residential unit.
- 2.7 The issues of concern listed in the case officer’s report relate to “*the increased height and design of the proposed development having an adverse impact on the visual amenities of the area and would be out of keeping with the existing uniform street scene along the section of Salop Street*”.
- 2.8 In response, it is respectively submitted that the above does not withstand reasonable scrutiny as evidence by the Google photographs below, which show that the street scene displays a wide ranges of scale and design.



Three storey development directly opposite the appeal property on High Street



Examples of large flat roof dormers on the front roof slope on High Street adjacent to the appeal property.



Property on corner of Salop Street and Arcot Lane



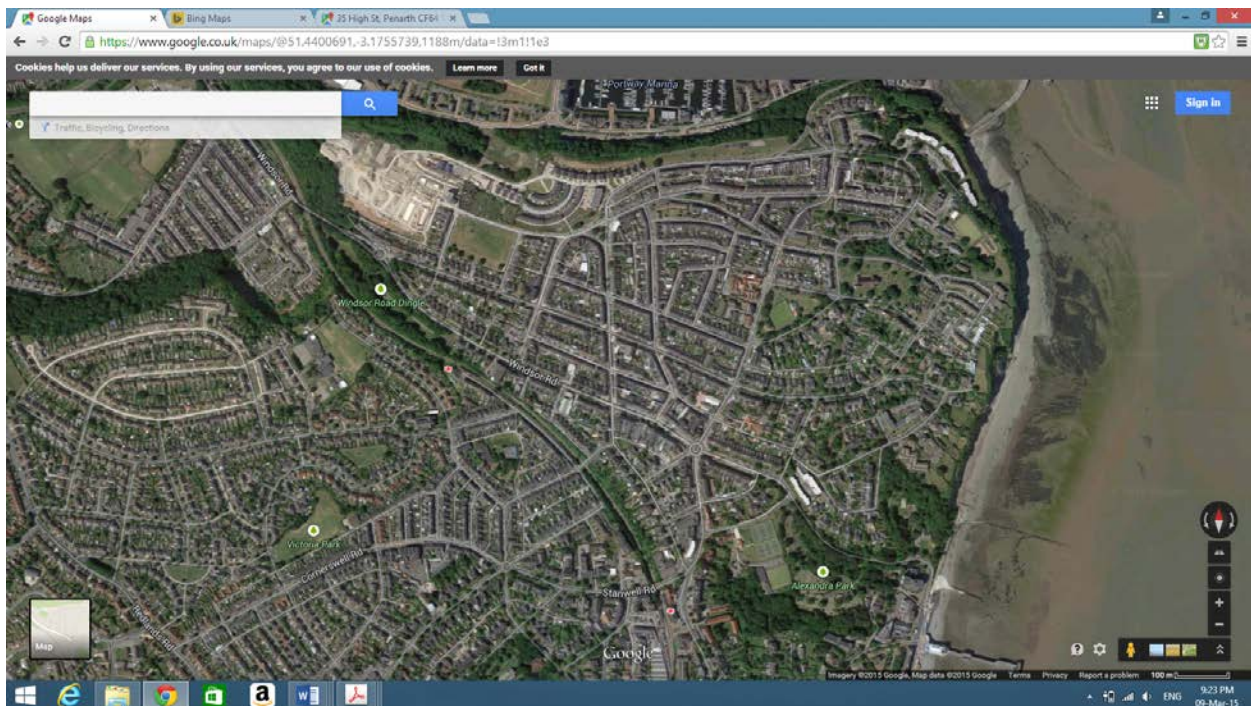
Three storey property on the corner of Salop Street, Salop Place and Glebe Street.

- 2.9 Moreover, the site is not in a Conservation Area and cannot be considered to be susceptible to the degree of sensitivities portrayed by the Local Authority.
- 2.10 It is respectively disputed that the proposal would result in a *'three storey section in the streetscene'* as outlined in the case officer's report. Rather it is argued that the elevation fronting Salop Street would appear as 2 ½ storey to include new dormer windows which

would reflect the design of the existing dormer windows on the elevation fronting High Street and many other properties within the immediate vicinity of the appeal property. Also, the dormer windows have been positioned to accord with the position of the existing windows to retain the symmetry of the elevation. Accordingly, it is considered that the extension relates well to the existing property and would not unacceptably harm the character and appearance of the streetscene.

Amenity Provision

- 2.11 As acknowledged in the case officer's report, the appeal site already provides approximately 56 square metres of shared rear amenity space but fails to consider however that in addition to this, three of the flats have balconies/terraced areas. Therefore it is disputed that there is insufficient amenity space for residents' functional requirements such as drying of laundry and refused storage. Significantly, the site is approximately a 1 minute walk to a large area of open space at Plassey Square Park to the west. This includes a large grassed area with formal play facilities. On the opposite side of the road from the park there is a large area of allotments available to local residents. Indeed, as the aerial photograph below illustrates, the appeal proposal is located within an area of Penarth that is blessed by an abundance of outdoor amenity space provision comprising parks, marina and waterfront promenade and pier all within a short distance.



It is respectfully submitted therefore that the Local Planning Authority has failed to properly consider the context to the appeal site and has rigidly applied standards despite Paragraph 4.2 of the Council's Amenity Standards Supplementary Planning Guidance (SPG), which states that the standards contained within the document are not intended to be prescriptive and that the objective is to ensure that all new residential development is of an acceptable design and layout which respects the *character and amenity of the area in which it is located*. The need for additional dedicated external space for this development is not necessary and certainly is not comparable to other areas within the Vale of Glamorgan, where such space would be more reasonably required. Furthermore, the development is for a self-contained flat, rather than a traditional dwelling house, and the external amenity space expectations are not therefore comparable.

- 2.12 It is here where a balance should be applied because to strictly adhere to the guidelines of the SPG would be to lose the opportunity to add provision of accommodation at the more affordable end of the spectrum for those aspiring to live in Penarth. In this respect, Penarth is an extremely desirable area to live and work or commute to Cardiff, which is only a short distance away. House prices however reflect the desirability of the location. The appeal proposal would therefore provide a more affordable solution, particularly to an individual or young couple. Within this context, the Local Housing Market Assessment for the Vale of Glamorgan (2010) reports on the changes to household structures over the next 20 years and it is projected (Figure 7.2) that there will be a 45.5% increase in 1 person households, 20.6% increase in 2 people households and a 56.2% increase in lone parent households. It is stated that average household sizes will decrease from 2.33 to 2.15 persons over the next 20 years. (Paragraph 7.9.) The proposed development therefore meets this demographic shift.
- 2.13 Furthermore, this is not a conventional form of residential development to which the SPG standards should be rigidly applied.
- 2.14 It is respectfully submitted therefore that the fact that the proposal does not incorporate sufficient external amenity space should not preclude its development, particularly as it meets the acknowledged housing need.

Parking Provision

- 2.15 On the basis of the acknowledged sustainable location in an area well served by public transport and close to Penarth Town Centre, car parking provision is not raised as an issue of concern by the Highways Authority. On-street car parking would be available if required by visitors. A site visit confirmed significant availability in this respect.
- 2.16 The Local Planning Authority has therefore failed to demonstrate the requirement and inclusion of car parking provision within the reason for refusal. The site is a 5 minute walk

to a railway station, which provides quick access to the centre of Cardiff. The site is also a 1 minute walk to a bus stop for both east and westbound routes. The site is also only a 5 minute walk to Penarth Town Centre which includes all service and amenity requirements.

3.0 CONCLUSION

- 3.1 It is submitted that the Council has failed to give sufficient weight to up to date National Planning Policy contained within Planning Policy Wales (Edition 7) which states that the planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision-taker when taking decisions on individual planning applications. Local planning authorities should therefore exercise their planning functions with the objective of contributing to the achievement of sustainable development (paragraph 4.2.2).
- 3.2 The appeal site is highly sustainable being located in close proximity to public transport (bus stops and train stations), Penarth Town Centre with associated services and employment and public open space comprising numerous formal parks, marina and waterfront promenade
- 3.3 The appeal site also therefore benefits from a highly sustainable location where a presumption in favour of such development should be applied. In line with national policy guidance, the aim of development should be to make the most efficient use of land and increase densities in locations which are accessible to a wide range of people.
- 3.4 For the foregoing reasons, it is considered that the appeal proposal would amount to a sustainable form of development which would have little or no impact on the host building or streetscene and would therefore be in accordance with Policy HOUS 2 of the UDP. It is submitted that the proposal would not unacceptably conflict with the criteria based Policies HOUS 8 or ENV 27 and the adopted SPG relating to amenity standards.
- 3.5 The Inspector is therefore respectfully requested to allow this appeal.