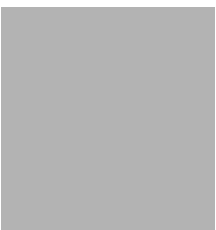


QUESTIONNAIRE





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 Development 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:	APP/Z6950/A/15/3005814		
Appeal by:	Mr. Paul Ringer		
Appeal site:	88, Salop Street, Penarth		
Grid Ref:	E: 318251	N: 172048	

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 <u>unaccompanied</u> 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<u>OR</u>	Do the Authority wish to appear before and be heard by an Inspector at: a. a local inquiry? b. a hearing?	<input type="checkbox"/>	<input type="checkbox"/>								
2a	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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
	<div style="border: 1px solid black; padding: 5px;">Site can be viewed from Salop Street and High Street.</div>										
2b	Is it essential for the Inspector to enter the site to check measurements or other relevant fact? NB: An <u>access required Site Visit (ARSV)</u> will be arranged unless reasons are provided to show that a full <u>Accompanied Site Visit (ASV)</u> is required. If YES, please explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
	<div style="border: 1px solid black; padding: 5px;">To view courtyard amenity space.</div>										
2c	Are there any known health and safety issues that would affect the conduct of the site Inspection? If YES, please describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
	<div style="border: 1px solid black; height: 40px;"></div>										
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:										
	<table border="1"> <tr> <td>Name</td> <td>Mrs. Lisa Chichester</td> <td>Phone No.</td> <td>01446 704691</td> </tr> <tr> <td>E-mail</td> <td colspan="3">lmchichester@valeofglamorgan.gov.uk</td> </tr> </table>	Name	Mrs. Lisa Chichester	Phone No.	01446 704691	E-mail	lmchichester@valeofglamorgan.gov.uk				
Name	Mrs. Lisa Chichester	Phone No.	01446 704691								
E-mail	lmchichester@valeofglamorgan.gov.uk										

		YES	NO
4	Does the appeal relate to an application for approval of reserved matters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Was a DMPO 2012 Article 11 (Regulation 7 for listed building or conservation area consent) certificate submitted with the application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Is the appeal site within:		
	a. a green belt? If YES, please specify which: <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b. an Area of Outstanding Natural Beauty? If YES, please specify which: <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9a	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. <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9b	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. <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11a	Is the site in a Conservation Area? If YES, please attach a plan of the Conservation Area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11b	Does the appeal relate to an application for conservation area consent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12a	Does the proposed development involve the demolition, alteration or extension of a Grade I/II*/II listed building? Date of Listing <input type="text"/> Grade I <input type="checkbox"/> Grade II* <input type="checkbox"/> Grade II <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12b	Would the proposed development affect the setting of a listed building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14a	Would the proposals affect an Ancient Monument (whether scheduled or not?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14b	Was Cadw consulted? Please send a copy of any comments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16a	If flooding an issue?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16b	Has a Flood Risk Assessment been submitted? If YES, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18a	Is the appeal site in or adjacent to, or likely to affect, an SSSI? If YES, please attach the comments of the Countryside Council for Wales.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18b	Are any protected species likely to be affected by the proposals? If YES, please attach details.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Impact Assessment

Schedule 1

19a. (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?

YES NO

(ii) If YES, under which description of development? (ie no's 1-21)

Schedule 2

19b (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

(ii) If, YES, under which description of development in Column 1? (ie no's 1-13)

19c Is the development within or partly with a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please provide details below:

Screening

19d (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

(ii) If YES, did the SO state that the proposed development is EIA development as defined by the EIA regulations? If you decided that the proposed development is not EIA development as defined by the EIA regulations, please give brief reasons for your opinion:

Environmental Screening (ES)

19e Has the appellant supplied an Environmental Statement? Please supply any related correspondence from statutory consultees and others that you may have had 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

19f If applicable, please supply a copy of the site notice and local advertisement published under Article 12 of the DMPO (Wales) 2012.

20 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.

21 If your Authority's CIL (The Community Infrastructure Levy Regulations 2010 – No. 948) charging schedule is being/has been examined, the date the CIL is likely to adopted OR if the CIL has been adopted, the date of the adoption.

Not before October 2016

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

22a A copy of the letter with which you notified people about the appeal;

22b A list of the people you notified and the deadline you gave for their comments to be sent to us;

22c All representations received from interested persons about the original application;

22d Any comments or directions received from the Welsh Government, other Government Departments or statutory agencies/undertakers whether or not as a

- 22e **The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;**
- 22f **Any representations received as a result of DMPO 2012 (Wales) Article 11 (or Regulation 7) notice;**
- 22g **Extracts from any relevant statutory Development Plan policies (even if you intend to rely more heavily on the emerging plan). You must include the from 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

The Vale of Glamorgan Adopted Unitary Development Plan 1996-2011
Policies ENV27, HOUS2 & 8, TRAN9 & 10, Strategic Policy 3.

- 22h **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 guidance

Amenity Standards.

- 22i **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 documents

- 22j **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 statement;**

- 22k **Any other relevant information or correspondence you consider we should know;**

- 22l **2 plans of the site - (1:10,000 & 1:1250) reproduced from O.S. digital map;**

FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

- 23 - **Do you intend to send a 6 week statement about this appeal?**

Authority's reference: 2014/01254/FUL

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

Completed by Lisa Chichester

On behalf of Vale of Glamorgan Council

Date sent 30th March 2015

Please tell us of any changes to the information you have give on this questionnaire

QUESTION 6

NOTICE OF APPLICATION FOR PLANNING PERMISSION
HYSBYSIAD O GAIS AM GANIATÂD CYNLLUNIO

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012
GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

NOTICE UNDER ARTICLE 8
HYSBYSIAD O DAN ERTHYGL 8

PLANNING REFERENCE / CYFEIRNOD CYNLLUNIO: 2014/01254/FUL

NOTICE is given that an application has been made to The Vale of Glamorgan Council for planning permission:

HYSBYSIR trwy hyn i gais am ganiatâd cynllunio gael ei wneud i Gyngor Bro Morgannwg:

By/Gan: Mr. Paul Ringer,

Proposal/Cynnyg: Extension to second floor to form self contained one bedroom flat

Location/Lleoliad: 88, Salop Street, Penarth

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at The Dock Office, Barry Docks during normal office hours (8.30 a.m. to 5.00 p.m. Monday to Thursday; 8.30 a.m. to 4.30 p.m. Friday).

The proposals can also be viewed on the Council's Online Applications Register at <http://vog.planning-register.co.uk> by searching for application number 2014/01254/FUL.

Anyone who wishes to make representations about this application should write to the Head of Planning and Transportation at *The Vale of Glamorgan Council, Dock Office, Barry Docks, Barry. CF63 4RT, within 21 days of the date of this notice*, quoting reference **2014/01254/FUL**.

Caiff aelodau o'r cyhoedd ddarllen copïau o'r:

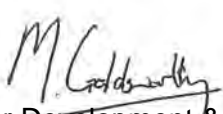
- cais
- cynllun
- dogfennau eraill a gyflwynwyd gyda'r cais

yn Swyddfa'r Doc, Dociau'r Barri yn ystod oriau arferol swyddfa (8.30 a.m. - 5.00 p.m. rhwng dydd Llun a dydd Iau; 8.30 a.m. - 4.30 p.m. ar ddydd Gwener).

Cewch hefyd weld y cynnygion ar Gofrestr Ceisiadau Ar-lein y Cyngor drwy fynd i <http://vog.planning-register.co.uk> a chwilio am rif y cais 2014/01254/FUL.

Dylai unrhyw un sydd am wneud sylwadau ar y cais ysgrifennu at Bennaeth Adran Cynllunio a Chludiant y cyngor, *Cyngor Bro Morgannwg, Swyddfa'r Doc, Dociau'r Barri, y Barri, CF63 4RT, cyn pen 21 o ddiwrnodau ar ôl dyddiad yr hysbysiad hwn*, gan ddyfynnu'r cyfeirnod «**2014/01254/FUL**»

Dated/Dyddiad: 5 November 2014


Operational Manager Development & Building Control
Rheolwr Gweithredol Datblygiad a Rheoli Adeiladu

QUESTION22a

Date/Dyddiad: 30 March 2015

Ask for/Gofynwch am: Mrs. Lisa Chichester

Telephone/Rhif ffon: (01446) 704691

Your Ref/Eich Cyf: APP/Z6950/A/15/3005814

My Ref/Cyf: P/DC/LMC/2014/01254/FUL/

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

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

VALE of GLAMORGAN



SEE DISTRIBUTION LIST

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - SECTION 78 APPEAL

APPLICATION NOS.: 2014/01254/FUL

SITE: 88, SALOP STREET, PENARTH

**PROPOSAL: EXTENSION TO SECOND FLOOR TO FORM SELF CONTAINED ONE
BEDROOM FLAT**

APPEAL BY: MR. PAUL RINGER,

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 applications 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. If you wish to make any representations, you should use the forms which can be found on the Council's web site at:

http://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/appeals/planning_appeals.aspx and send these direct to **The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ**, quoting the reference **APP/Z6950/A/15/3005814**. You can also make your representations on-line at www.planningportal.gov.uk. Such comments must be submitted no later than **29 April 2015**. 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 www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp 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. Darryl Rowlands on 01446 704694, or Mrs. Lisa Chichester, on 01446 704691.

Yours faithfully,

M. Goldsworthy

Operational Manager Development & Building Control

QUESTION 22b

Appeals Notifications Distribution List

Appeal Reference: 15/3005814

Name:	Address:	Date Sent:
The Owner/Occupier	1 Salop Street, Penarth, Vale of Glamorgan. CF64 1HF	30/3/15
The Owner/Occupier	2 Salop Street, Penarth, Vale of Glamorgan. CF64 1HF	
The Owner/Occupier	3 Salop Street, Penarth, Vale of Glamorgan. CF64 1HF	
The Owner/Occupier	85 Salop Street, Penarth, Vale of Glamorgan. CF64 1HF	
The Owner/Occupier	86 Salop Street, Penarth, Vale of Glamorgan. CF64 1HF	
The Owner/Occupier	87 Salop Street, Penarth, Vale of Glamorgan. CF64 1HF	
The Owner/Occupier	1A Salop Street, Penarth, Vale of Glamorgan. CF64 1HF	
The Owner/Occupier	87A Salop Street, Penarth, Vale of Glamorgan. CF64 1HF	
The Owner/Occupier	Bakery, Arcot Lane North, Penarth, Vale of Glamorgan. CF64 1HF	

Appeals Notifications Distribution List

Appeal Reference: 15/3005814

Name:	Address:	Date Sent:
The Owner/Occupier	11 High Street, Penarth, Vale of Glamorgan. CF64 1EZ	30/3/15
The Owner/Occupier	12 High Street, Penarth, Vale of Glamorgan. CF64 1EZ	
The Owner/Occupier	13 High Street, Penarth, Vale of Glamorgan. CF64 1EZ	
The Owner/Occupier	34 High Street, Penarth, Vale of Glamorgan. CF64 1EZ	
The Owner/Occupier	35 High Street, Penarth, Vale of Glamorgan. CF64 1EZ	
The Owner/Occupier	36 High Street, Penarth, Vale of Glamorgan. CF64 1EZ	
The Owner/Occupier	17 Hafan Yr Ysgol, High Street, Penarth, Vale of Glamorgan. CF64 1FA	
The Owner/Occupier	18 Hafan Yr Ysgol, High Street, Penarth, Vale of Glamorgan. CF64 1FA	
The Owner/Occupier	19 Hafan Yr Ysgol, High Street, Penarth, Vale of Glamorgan. CF64 1FA	

Appeals Notifications Distribution List

Appeal Reference: 15/3005814

Name:	Address:	Date Sent:
The Owner/Occupier	20 Hafan Yr Ysgol, High Street, Penarth, Vale of Glamorgan. CF64 1FA	30/3/15
The Owner/Occupier	21 Hafan Yr Ysgol, High Street, Penarth, Vale of Glamorgan. CF64 1FA	
The Owner/Occupier	22 Hafan Yr Ysgol, High Street, Penarth, Vale of Glamorgan. CF64 1FA	
The Owner/Occupier	23 Hafan Yr Ysgol, High Street, Penarth, Vale of Glamorgan. CF64 1FA	
The Owner/Occupier	24 Hafan Yr Ysgol, High Street, Penarth, Vale of Glamorgan. CF64 1FA	
The Owner/Occupier	25 Hafan Yr Ysgol, High Street, Penarth, Vale of Glamorgan. CF64 1FA	
The Owner/Occupier	Flat 1, Llys Dol May, High Street, Penarth, Vale of Glamorgan. CF64 1EZ	

Appeals Notifications Distribution List

Appeal Reference: 15/3005814

Name:	Address:	Date Sent:
The Owner/Occupier	Flat 2, Llys Dol May, High Street, Penarth, Vale of Glamorgan. CF64 1EZ	30/3/15
The Owner/Occupier	Flat 3 Llys Dol May, High Street, Penarth, Vale of Glamorgan. CF64 1EZ	
The Owner/Occupier	Flat 4 Llys Dol May, High Street, Penarth, Vale of Glamorgan. CF64 1EZ	
The Owner/Occupier	Flat 5, Llys Dol May, High Street, Penarth, Vale of Glamorgan. CF64 1EZ	
The Owner/Occupier	Flat 6 Llys Dol May, High Street, Penarth, Vale of Glamorgan. CF64 1EZ	
The Owner/Occupier	Flat 7, Llys Dol May, High Street, Penarth, Vale of Glamorgan. CF64 1EZ	
The Owner/Occupier	Llys Dol May, High Street, Penarth, Vale of Glamorgan. CF64 1EZ	

Appeals Notifications Distribution List

Appeal Reference: 15/3005814

Name:	Address:	Date Sent:
-------	----------	------------

30/3/15

The Owner/Occupier	4 Salop Street, Penarth, Vale of Glamorgan. CF64 1HF
--------------------	---------------------------------------------------------------

Penarth Town Council	By email
----------------------	----------

Councillor Burnett	By email
--------------------	----------

Councillor Roberts	By email
--------------------	----------

QUESTION 22c

Penarth

November 19th

Urgent
Mr Steven Rennie
Planning Office
Vale of Glamorgan Council
Civic Office
Holton Road
Barry
CF63 4RU

Dear Mr Rennie,

I Object to the Extension to second floor to form self contained one bedroom flat at 88 Salop Street, Penarth, 2014/01254/FUL

I cannot object strongly enough to this proposed extension as the building is already over developed and crammed full of lots of people – squeezing more in is just ridiculous and I think dangerous what with it being all up in the roof space.

There is not enough parking in the area as it is. 1 vehicle more is too many but probably there will be at least 2 people living there with 2 cars and possibly even more could live there as it looks like there is space for another bedroom despite what the plans say.

Please refuse this massive change that is only for the benefit of the landlord – build a flat somewhere else or buy another one and rent it out – its disgraceful cramming people in where there is no space or amenities to a building not designed for it.

Yours sincerely

A very concerned local resident

Sorry I cannot put my name or address – I don't want any problems

SEARCHED	
INDEXED	
SECTION BY	INC SR
DATE	11/25
FILED	

RECEIVED

25 NOV 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

QUESTION22d



Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2014/01254/FUL
Observations By:	Paul D Harrison
Date:	12 December 2014
Location:	88, Salop Street, Penarth
Proposal:	Extension to second floor to form self contained one bedroom flat
Case Officer:	Mr. Steven Rennie

Further to reviewing the above, it is noted that the development does not provide either car or cycle parking facilities within the boundary of the site for the use of residents or visitors.

However, it is noted that the site is located within close proximity of Penarth Town Centre and within the recommended walking distances of all local amenities including bus stops/shelters and Penarth Rail station.

While mindful of the previous planning application (ref: 2008/01292) at the site for a similar development, based on the limited scale of the proposals and the sustainable location of the site, it is considered that a highway objection could not be sustained in this instance

Penarth Town Council

Mr M Goldsworthy - Oper. Man. Develop & Build. Control

Shan Bowden - Town Clerk

Vale of Glamorgan Council
The Dock Office
Barry Dock
Barry
CF63 4RT

West House
Stanwell Road
Penarth
CF64 2YG

Telephone 02920 700721

Fax 02920 712574

Case Officer :

Date 14/11/2014

Application No 14/01254/FUL

Type : OFF.DEL.

Status : 0 New Application

Date Received : 06/11/2014

Applicant : Ringer Mr. P.
18 Augusta Road
Augusta Road
PENARTH

Agent/Architect :

Location : 88 Salop Street
Salop Street
PENARTH

Parish :

N.G.R. :

Road Class :

Proposal : Extension to second floor to form self contained one bedroom flat.

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Penarth Town Council have considered the Application No 14/01254/FUL and observations thereon are as follows :

THAT the application be approved.

Signed  Town Clerk

Dated : 14/11/14

on behalf of : Penarth Town Council

DEER
RECEIVED
ACTION BY: JMSR
NO: P284
ACK:

RECEIVED

17 NOV 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

The Vale of Glamorgan Council,
Civic Offices, Holton Road, Barry, CF63 4RU

Cyngor Bro Morgannwg,
Swyddfeydd Dinesig, Heol Holton, Y Barri, CF63 4RU



To/I: Operational Manager

Dept/Adran: Planning & Transportation

Date / Dyddiad: 11 November 2014

Your Ref / Eich Cyf:

From: Private Sector Housing

Our Ref / Ein Cyf: PSH/ Corinne
Suzanne Davies

Tel / Ffon: 01446 709837

Fax / Ffacs:

RE: 2014/01254/ful-88 Salop Street, Penarth, CF64 1HF

*Sent to
applicant
19/11*

I have the following comments to make with regard to the above planning application.

1. The means of escape from fire from the bedroom and the study in the proposed second floor flat is through the living room. An alternative layout should be sought.
2. The final exit door from the flat should have a locking mechanism that can be opened from within the flat without the use of a key i.e. thumbturn.
3. If there is an automatic fire detection system within the building it should be extended to incorporate the proposed flat. The automatic fire detection should comply at a minimum to the current building regulation standard.
4. The proposed flat should be constructed so that it provides at least 30 min fire separation between it and the other units of accommodation.

I would be grateful if you could inform this department of the outcome of this planning application.


Mrs Corinne Davies
Environmental Health Officer

DEER
RECEIVED
ACTION
NO:
NO:

*JMC SR
P215*

RECEIVED

13 NOV 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION



Rennie, Steven

From: Nunn, Andrew R (Agency)
Sent: 14 November 2014 10:15
To: Rennie, Steven
Subject: 2014/01254/FUL - Extension to second floor to form self contained one bedroom flat @ 88 Salop Street, Penarth

Hi Steve

This department has no adverse comment to make regarding this application.

Regards

Andy Nunn

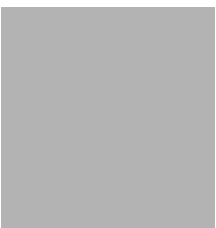
Andrew Nunn
Environmental Health Officer
Public Protection Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
Tel / ffôn: 01446 709231
e-mail / e-bost: arnunn@valeofglamorgan.gov.uk

Visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

*Consider the environment. Please don't print this e-mail unless you really need to.
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

QUESTION22e



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

88, Salop Street, Penarth

Extension to second floor to form self contained one bedroom flat

SITE AND CONTEXT

The application relates to a site known as 'Llys Dol May' at 88 Salop Street, within the residential settlement boundary of Penarth. The property is a two/three storey converted public house currently utilised for seven apartments. The site is situated on a corner plot bound by Salop Street and High Street, within a primarily residential area. The area is characterised by high density housing, including flats and terraced housing. The building is rendered with a slate roof.

There is a courtyard for use by all the flats, which is accessed off a side lane that connects with Salop Street. There is no off-street parking available for existing flats.

DESCRIPTION OF DEVELOPMENT

The application seeks consent for the erection of an extension to be sited to the side of the property and the installation of a third storey to provide one additional apartment.

The proposed third storey will accommodate an additional flat, resulting in a total of eight flats. The proposed flat includes a lounge, kitchen, bathroom and one bedroom, accessed via a shared internal stairs connecting to a door off Salop Street. In order to accommodate the additional storey the application includes raising the eaves level by approximately 1.1m with the proposed new flat partially within the roof void. The new flat would be to the section of the building fronting Salop Street.

The proposal includes 4 new dormer windows to the front elevation, facing onto Salop Street, with a wide flat roof dormer (approximately 9m wide in total) to the rear elevation facing into the courtyard.

The extension is to be painted rendered walls with slate roof.

PLANNING HISTORY

2008/01292/FUL: Llys Dol May, 88, Salop Street Penarth - Extension to side and installation of a third storey to provide one additional apartment - Refused 25/11/2008 for the following reasons:

1. *The proposed development represents 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 amenity space and parking. Therefore, the proposed development is contrary to Policies ENV27 'Design of New Developments', HOUS11 'Residential Privacy and Space' and TRAN10 'Parking' of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 and Supplementary Planning Guidance 'Amenity Standards'.*
2. *The proposed development will entail major alterations to the facade of the building to the detriment of the uniformity and character of the street scene and is an unacceptable design which would be contrary to Policy ENV27 'Design of New Developments' of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011.*

2002/00760/FUL: The former Sportsman Public House, High Street, Penarth - Conversion into seven flats with a new courtyard created through the demolition of the existing skittle alley - Approved 06/02/2003

2001/00670/FUL: The Plymouth (Sportsman) Public House, High Street, Penarth - Conversion of redundant public house into residential apartments - Approved 24/08/2001

1994/00301/ADV: The Sportsman, Salop Street, Penarth - Public house signage - Approved 13/05/1994

1982/00960/FUL: Plymouth Arms, High Street, Penarth - Extension to lounge - Approved 03/08/1982

CONSULTATIONS

The following were consulted on the 4th November 2014 and the following responses were received:

1. Penarth Town Council – That the application be approved
2. Highway Development-

'Further to reviewing the above, it is noted that the development does not provide either car or cycle parking facilities within the boundary of the site for the use of residents or visitors.

However, it is noted that the site is located within close proximity of Penarth Town Centre and within the recommended walking distances of all local amenities including bus stops/shelters and Penarth Rail station.

While mindful of the previous planning application (ref: 2008/01292) at the site for a similar development, based on the limited scale of the proposals and the sustainable location of the site, it is considered that a highway objection could not be sustained in this instance.'

3. Environmental Health (Pollution) – No adverse comment to make

4. Dwr Cymru/Welsh Water – No comment received
5. St. Augustine Ward Members – No comments received

REPRESENTATIONS

The neighbouring properties were consulted on 4 November 2014. A site notice was also displayed on the 5th November 2014. There have been one objection received, citing issues such as overdevelopment and lack of on-street parking availability.

REPORT

Planning Policies and Guidance

Unitary 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 Unitary Development Plan 1996-2011, which was formally adopted by the Council on 18th April 2005, and within which the following policies are of relevance:

Strategic Policies:

- POLICY 3 - HOUSING

Policy:

- POLICY ENV 27 – DESIGN OF NEW DEVELOPMENTS
- POLICY HOUS 2 - ADDITIONAL RESIDENTIAL DEVELOPMENT
- POLICY HOUS 8 - RESIDENTIAL DEVELOPMENT CRITERIA – POLICY HOUS 2 SETTLEMENTS
- POLICY TRAN 9 – CYCLING DEVELOPMENT
- POLICY TRAN 10 – PARKING

Whilst the UDP is the statutory development plan for the purposes of section 38 of the 2004 Act, some elements of the adopted Vale of Glamorgan Unitary Development Plan 1996-2011 are time expired, however its general policies remain extant and it remains the statutory adopted development plan. As such, chapter 2 of Planning Policy Wales (Edition 7, 2014) provides the following advice on the weight that should be given to policies contained with the adopted development plan:

*‘2.7.1 Where development plan **policies** are outdated or superseded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the determination of individual applications. This will ensure that decisions are based on policies which have been written with the objective of contributing to the achievement of sustainable development (see 1.1.4 and section 4.2).*

2.7.2 It is for the decision-maker, in the first instance, to determine through review of the development plan (see 2.1.6) whether policies in an adopted development plan are out of date or have been superseded by other material considerations for the purposes of making a decision on an individual planning application. This should be done in light of the presumption in favour of sustainable development (see section 4.2).'

With the above advice in mind, the policies relevant to the consideration of the application subject of this report are not considered to be outdated or superseded. The following policy, guidance and documentation support the relevant UDP policies.

Planning Policy Wales:

National planning guidance in the form of Planning Policy Wales (Edition 7, July 2014) (PPW) is of relevance to the determination of this application:

9.2.6 Local planning authorities should address the scope and potential for rehabilitation, conversion, clearance and redevelopment when considering suitable sites for housing development. Maximising the use of suitable previously developed land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites. In particular, local authorities should consider the contribution to the overall provision of land for housing that can be made by reclaimable or reclaimed urban land and by disused or underused buildings. Sites which are no longer likely to be needed for office or industrial purposes may also be appropriate locations for housing.

9.3.4 In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered. High quality design and landscaping standards are particularly important to enable high density developments to fit into existing residential areas.

9.3.1 Is also of relevance underlining the principles of planning including "putting people and their quality of life now and in the future, at the centre of decision making"

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 (2014)

Supplementary Planning Guidance:

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

- Amenity standards

The Local Development Plan:

The Vale of Glamorgan Deposit Local Development Plan (LDP) was published November 2013. The Council is currently at Deposit Plan Stage having undertaken the public consultation from 8th November – 20th December 2013 on the Deposit Local Development Plan and the 'Alternative Sites' public consultation on the Site Allocation Representations from 20th March – 1st May 2014. The Council is in the process of considering all representations received and is timetabled to submit the Local Development Plan to the Welsh Government for Examination in April / May 2015.

With regard to the weight that should be given to the deposit plan and its policies, the guidance provided in Paragraph 2.6.2 of Planning Policy Wales (edition 7 July, 2014) is noted. It states as follows:

'2.6.2 In development management decisions the weight to be attached to an emerging draft LDP will in general depend on the stage it has reached, but does not simply increase as the plan progresses towards adoption. When conducting the examination, the appointed Inspector is required to consider the soundness of the whole plan in the context of national policy and all other matters which are material to it. Consequently, policies could ultimately be amended or deleted from the plan even though they may not have been the subject of a representation at deposit stage (or be retained despite generating substantial objection). Certainty regarding the content of the plan will only be achieved when the Inspector publishes the binding report. Thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances (see section 4.2).'

Issues

Scale of Development – Amenity Provision

The application site was granted consent for the conversion of the existing public house to seven apartments in 2002 and subsequently implemented. The flats currently have no off-street car parking facilities and very limited amenity space, which will also be addressed as issues with this new application, along with issues of design and scale of the proposed development. It is noted that a similar application was refused in 2008 (2008/01292/FUL) due to objections regarding design and overdevelopment of the site. This proposal is for a smaller development, though would still result in an additional single flat to be built fronting onto Salop Street.

The application site is significantly built up, with extensive plot coverage, being a former corner plot public house. A small courtyard is sited to the rear, which is the only amenity space provided within the application site. The introduction of an extension to form an additional flat will increase the amount of residents utilising this very limited amenity space, which is already considered insufficient, when considering the requirements of the Supplementary Planning Guidance 'Amenity Standards'. The existing amenity space provided to the rear of the dwelling is approximately 56 square metres, while the Council's amenity standards state that developers should aim to provide a minimum of 20 square metres of amenity space per person. At present the development is capable of accommodating up to 16 residents approximately and is therefore already significantly deficient of amenity space to serve existing occupants when considered against the requirements of the Council's standards. A further flat would further compound the issue by adding to this existing development.

Whilst the approval of the conversion from a public house to apartments was granted planning consent, with insufficient amenity space, this was accepted on the basis of achieving a beneficial use for the otherwise redundant building. It served to create a reasonable, residential use in a residential area. To create the current unit the property requires a significant extension. This is at the expense of the living environment of the site and wider area.

The proposed additional flat, resulting in 8 units in a relatively small plot with insufficient external amenity space is therefore considered an overdevelopment of the site contrary to policies HOUS 2 and HOUS 8 especially criteria (i), (ii) and (iv) of the adopted Unitary Development Plan.

Scale of Development - Parking Provision

Another issue relating to the scale of development at this plot is parking provision. The application site is located within close proximity to Penarth town centre. Although the site is in close proximity to public transport facilities there are known to be existing parking problems within Salop Street and High Street. Therefore, to allow an extension and additional flat to the existing property will only exacerbate the existing parking problems.

The Highway Authority has not objected to the principle of the application as this would be limited to an additional single dwelling in a relatively central location. However, it is considered that the additional flat would likely lead to an additional demand for parking provision, which would be on-street as this is the only provision available. As the situation is already problematic with high levels of on-street parking in this dense residential area, it is considered that the additional flat would cause further increased parking pressures. On the grounds that there is no parking provision on-site for the existing apartments and the proposal will increase the on-street parking demand in an area that is already heavily parked, even during the day, it is not considered acceptable for an additional flat to be proposed with no off-street parking provision, thereby being contrary to policy TRAN 10 of the adopted Unitary Development Plan, and further indicates that the creation of an additional unit would be over-development of the site..

Scale of Development – Conclusion

The proposed additional flat would result in 8 separate units in what is a small plot. This is made apparent by the lack of sufficient amenity space and no off-street parking provision. The original approval for 7 flats was for a conversion of an existing building and could be considered a form of regeneration of a redundant building. However, this development would be a new-build addition which would overdevelop the site and result in a cramped form of development. As such the proposals are considered contrary to policies HOUS 2, HOUS 8 (criteria i, ii and v), TRAN 10 and ENV 27 (Criteria i and ii) of the adopted Unitary Development Plan.

Neighbour Impact

The proposal would result in third floor windows to the front and rear elevations. Whilst this would potentially cause some overlooking impact it is considered that these additional windows should result in no significant increase in overlooking above existing levels, with there being upper floor windows already in these elevations.

The additional height of the proposed extensions to this building would not result in any significant increase in overshadowing impact to neighbour amenities above existing levels, especially considering the gap created by the access lane between the site and the nearest neighbour at No 87 Salop Street.

Design and Visual Impact

Salop Street currently consists of two storey properties of primarily uniform design and two storey height. The proposed extension to allow for the additional flat would be to the section that forms part of the frontage to Salop Street. To install a third storey, with a blank wall plate above existing first floor windows as indicated would look out of place within the street scene, even with accommodation partially being within the roof void. The street has uniformity of character and to create what is effectively a three storey section in this street scene would result in an incongruous development that would be at odds with the typical street frontage.

The proposal would result in the raising of the eaves of the property and the ridge of the roof above existing heights, which would be higher than adjacent properties, including the nearest at 87 Salop Street (which is the end of a terrace row of uniform height). It is noted that the section of the building on the corner of Salop Street and High Street is three storey in height (with accommodation in the roof void with the use of dormers), though a taller section of building is common at the corners of streets. The section to be extended with additional height would be part of the Salop Street frontage which is predominantly two storey only and would not be considered as fronting the corner junction. As such, it is not considered appropriate in design terms to increase the height of the building fronting Salop Street with front dormers, as it would be out of context with the simple two storey arrangement of the rest of the street frontage. It is noted that there are examples of three storey buildings in the area, though these are not within the street context of the proposed development and do not directly relate to this proposal.

On this matter it is noted that the plans inaccurately illustrate the height relationship between the proposed development and the adjacent neighbour at 87 Salop Street. The plans show the increased height of the proposed development to be in line with the ridge height of the neighbouring property. The existing height is roughly the same as this neighbouring house. As such, the increase in height of the wall plate as proposed would exceed both the eaves and ridge height of the adjacent dwelling and also most of the other dwellings in this section of Salop Street, where most buildings are of a uniform two storey height.

Considering the above, the increase in height and the design of the proposed development would have an adverse impact on the visual amenities of the area and would be out of keeping with the existing uniform street scene along this section of Salop Street, therefore being contrary to policies ENV 27 (Criteria i), HOUS 2 and HOUS 8 (Criteria i) of the adopted Unitary Development Plan.

CONCLUSION

The decision to refuse 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 Unitary Development Plan 1996-2011.

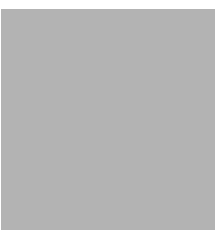
Taking into account the scale of development at the site already, the current parking congestion experienced within the vicinity and the limited amenity space provided, the proposals are considered to result in a cramped form of overdevelopment of the site with a design and scale that would have detrimental impacts to the street scene and visual character of the area. As such, the proposals are considered 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'.

RECOMMENDATION

REFUSE (W.R.)

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'.

QUESTION 22g



QUESTION
22g

The Vale of Glamorgan



***Adopted
Unitary
Development
Plan***

1996 - 2011

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Director of Environmental and
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Head of Planning and Transportation



contamination/instability and indicate appropriate remedial measures. Planning permission may not be granted unless the Council is satisfied that instability and contamination may be overcome safely and without undue impact upon the environment.

POLICY ENV 27 - DESIGN OF NEW DEVELOPMENTS

PROPOSALS FOR NEW DEVELOPMENT MUST HAVE FULL REGARD TO THE CONTEXT OF THE LOCAL NATURAL AND BUILT ENVIRONMENT AND ITS SPECIAL FEATURES. NEW DEVELOPMENT WILL BE PERMITTED WHERE IT:

- (i) COMPLEMENTS OR ENHANCES THE LOCAL CHARACTER OF BUILDINGS AND OPEN SPACES;**
- (ii) MEETS THE COUNCIL'S APPROVED STANDARDS OF AMENITY AND OPEN SPACE, ACCESS, CAR PARKING AND SERVICING;**
- (iii) ENSURES ADEQUACY OR AVAILABILITY OF UTILITY SERVICES AND ADEQUATE PROVISION FOR WASTE MANAGEMENT;**
- (iv) MINIMISES ANY DETRIMENTAL IMPACT ON ADJACENT AREAS;**
- (v) ENSURES EXISTING SOFT AND HARD LANDSCAPING FEATURES ARE PROTECTED AND COMPLEMENTED BY NEW PLANTING, SURFACE OR BOUNDARY FEATURES;**
- (vi) ENSURES CLEAR DISTINCTION BETWEEN PUBLIC AND PRIVATE SPACES;**
- (vii) PROVIDES A HIGH LEVEL OF ACCESSIBILITY, PARTICULARLY FOR PUBLIC TRANSPORT, CYCLISTS, PEDESTRIANS AND PEOPLE WITH IMPAIRED MOBILITY;**
- (viii) HAS REGARD TO ENERGY EFFICIENCY IN DESIGN, LAYOUT, MATERIALS AND TECHNOLOGY; AND**
- (ix) HAS REGARD TO MEASURES TO REDUCE THE RISK AND FEAR OF CRIME.**

3.4.97 This policy establishes a framework to achieve appropriate sensitive new development that promotes creative and imaginative design within the Vale of Glamorgan. In view of the wide variety of architectural styles and contrasting identities of the Vale's towns, villages and open countryside, it would be inappropriate to introduce rigid, over prescriptive design controls for new development within the Plan. However, to further promote the above good design principles and provide better advice to architects and their clients the Council will prepare guidance and design briefs for specific topics or sites. Similarly advice on plant species in landscaping schemes can help meet the criteria set out above. In many circumstances the use of native provenance tree and shrub species in landscaping schemes can provide benefits for bio-diversity as well. Volume Two of



“Landscapes Working for the Vale of Glamorgan” study provides some guidance on this point. Supplementary Planning Guidance has been produced in respect of amenity standards.

POLICY ENV 28 - ACCESS FOR DISABLED PEOPLE

ALL NEW DEVELOPMENT (AND WHERE PREDICTABLE, THE CHANGE OF USE OR ALTERATIONS TO BUILDINGS) OPEN TO THE PUBLIC AND BUILDINGS USED FOR EMPLOYMENT AND EDUCATION PURPOSES WILL BE REQUIRED TO PROVIDE SUITABLE ACCESS FOR CUSTOMERS, VISITORS OR EMPLOYEES WITH MOBILITY DIFFICULTIES.

- 3.4.98** In an ideal world all people should be able to move freely around towns, cities and villages and feel welcome. However, in practice the design of buildings and spaces around those buildings can create insurmountable obstacles to people with limited mobility. In addition, unsympathetic design can make people with special mobility needs feel most unwelcome.
- 3.4.99** It is important to encourage those persons who design and manage the environment to give equal importance to access and the provision of facilities for people with limited mobility as they do to the appearance and functioning of buildings and spaces. By doing this the environment can be improved for everyone including people with disabilities, parents with small children and others with limited mobility. Many of the benefits can be achieved with no additional or minimal extra cost, simply by careful thought and imagination. Where additional money is required, most people would agree that the investment is worthwhile financially and socially.
- 3.4.100** The statutory framework with regard to the provision of access and facilities for persons with disabilities is embodied in Section 76 of the Town and Country Planning Act 1990 which requires Local Planning Authorities when granting planning permission to draw the attention of the applicant to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970. The Act requires developers of specified types of building to provide suitable means of access, parking and toilet facilities to meet the needs of people with disabilities, where practicable and reasonable. The types of building to which the Act applies are buildings open to the public (for example shops, restaurants, hotels, places of entertainment, leisure and community buildings), places of employment, education buildings and most types of buildings other than residential ones.
- 3.4.101** The “Codes of Practice for Access for the Disabled to Buildings”, British Standard Institution code of practice BS 5810: 1979 sets out the minimum standards with which access provision should comply. However, the BSI are currently reviewing these standards in the light of developments in access design in the last 15 years. Developers will therefore be encouraged to design to higher standards than presently stated in BS 5810.
- 3.4.102** In the case of new building development the requirements of Part M of the Building Regulations 1992 will apply. There will be very few instances where it is neither



POLICY HOUS 2 - ADDITIONAL RESIDENTIAL DEVELOPMENT

HOUSING INFILL, SMALL-SCALE DEVELOPMENT AND REDEVELOPMENT WHICH MEETS THE CRITERIA LISTED IN POLICY HOUS 8 WILL BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES OF THE FOLLOWING:

URBAN SETTLEMENTS OF:

**BARRY
COWBRIDGE WITH LLANBLETHIAN
DINAS POWYS
LLANDOUGH (PENARTH)
LLANTWIT MAJOR
PENARTH
SULLY**

RURAL SETTLEMENTS OF:

ABERTHIN	LLANCARFAN	ST. NICHOLAS
BONVILSTON	LLANDOW	SIGINGSTONE
BROUGHTON	LLANMAES	SOUTHERNDOWN
COLWINSTON	LLYSWORNEY	TREOES
CORNTOWN	OGMORE BY SEA	TRERHYNGYLL
EAST ABERTHAW	PENLLYN	WENVOE
EGLWYS BREWIS	PETERSTON-SUPER-ELY	WICK
EWENNY	RHOOSE	YSTRADOWEN
GRAIG PENLLYN	ST. ATHAN	
LLANBETHERY	ST. BRIDES MAJOR	

FAVOURABLE CONSIDERATION WILL BE GIVEN, OTHER THAN WITHIN AREAS IDENTIFIED AS GREEN WEDGES, TO SMALL-SCALE DEVELOPMENT WHICH CONSTITUTES THE “ROUNDING OFF” OF THE EDGE OF SETTLEMENT BOUNDARIES WHERE IT CAN BE SHOWN TO BE CONSISTENT WITH THE PROVISIONS OF POLICY HOUS 8 AND PARTICULARLY CRITERION (i).

- 4.4.61** The settlement boundaries for the villages contained in Policy HOUS 2 are illustrated on the Proposals Map.
- 4.4.62** In Policy HOUS 1 above, sufficient land is allocated for new residential development to meet the Vale's requirements to the year 2011. In order to prevent the spread of new development outside the confines of these existing communities, settlement boundaries have been drawn around the existing urban areas and around the rural villages of the Vale. The aim of this policy is to protect the rural areas around and between the existing settlements, to prevent urban sprawl and



to avoid the fusion of adjoining settlements. Other countryside protection policies are contained within the Environment Chapter. Policies ENV 1 and ENV 3 are particularly relevant. In respect of appropriate housing development in the rural villages outlined in Policy HOUS 2, reference should be made to Policy HOUS 13 on Exception Sites for Affordable Housing in the Rural Vale.

- 4.4.63** The Council considers only those villages listed under Policy HOUS 2 to have sufficient physical form and capacity to assimilate further infill development without it having a detrimental impact on their existing character and environment. An infill plot is defined as a site enclosed or surrounded by existing development in the sense of the filling of a small gap within an otherwise built up frontage. All site boundaries should be existing man made or natural physical features. Arbitrary lines drawn for the convenience of plot size do not qualify as such. The fact that an infill site exists, however, does not mean this will automatically receive planning permission. Small scale rounding off, which for the purpose of this Plan is defined as development which constitutes no more than five dwellings, may also be permitted where the site lies within or immediately adjacent to the settlement boundary and conforms to a logical site boundary. All site boundaries should be existing man made or natural physical features. Arbitrary lines drawn for the convenience of plot size do not qualify as such. Each proposal, if accepted as infilling or rounding off will be assessed against the policy criteria and will need to be considered in the context of the relationship to areas of attractive landscape, high quality townscape and areas of historical, archaeological or ecological importance. (See also HOUS 13 on Exception Sites for Affordable Housing in the Rural Vale).

POLICY HOUS 3 - DWELLINGS IN THE COUNTRYSIDE

SUBJECT TO THE PROVISIONS OF POLICY HOUS 2 THE ERECTION OF NEW DWELLINGS IN THE COUNTRYSIDE WILL BE RESTRICTED TO THOSE THAT CAN BE JUSTIFIED IN THE INTERESTS OF AGRICULTURE AND FORESTRY.

- 4.4.64** If the countryside is to remain undeveloped and its attractive appearance protected, new residential development outside those rural settlements referred to in Policy HOUS 2 must be strictly controlled. (See also Policy ENV 1).
- 4.4.65** New housing outside villages and towns often creates unacceptable intrusions into the rural landscape. New dwellings in the countryside can also place an unacceptable burden on local services.
- 4.4.66** Those rural villages not identified in Policy HOUS 2 are considered not to have sufficient physical form or capacity to assimilate new residential development without having a detrimental impact on their existing character and environment. Additional residential development in certain villages will not be permitted in order to protect their character and appearance. Consequently these have been excluded from Policy HOUS 2. Furthermore, the many groups of scattered and loose knit buildings in the Rural Vale cannot be regarded as settlements under the terms of Policy HOUS 2. These are little more than pockets of dwellings and farmsteads lying in isolation in the countryside. Additional dwellings would be



- 4.4.75** The exterior design, materials, and scale of the new dwelling shall have due regard to its own location as well as any neighbouring developments. Proposals for replacement dwellings will only be permitted where it can be demonstrated that the development will be of a scale and character compatible with its local environment.
- 4.4.76** Extensions to dwellings in the countryside can also appear incongruous and these will be strictly controlled in terms of their scale, design and appearance to reflect their rural location.
- 4.4.77** Where planning permission has been granted for the replacement, or extension of an existing dwelling in the countryside, planning conditions may be imposed restricting permitted development rights in respect of additional extensions and alterations. This is intended to prevent the subsequent erosion of the rural character of the countryside.

POLICY HOUS 8 - RESIDENTIAL DEVELOPMENT CRITERIA - POLICY HOUS 2 SETTLEMENTS

SUBJECT TO THE PROVISIONS OF POLICY HOUS 2, DEVELOPMENT WILL BE PERMITTED WHICH IS WITHIN OR CLOSELY RELATED TO THE DEFINED SETTLEMENT BOUNDARIES PROVIDED THAT IT MEETS ALL THE FOLLOWING CRITERIA:

- (i) THE SCALE, FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS SYMPATHETIC TO THE ENVIRONS OF THE SITE;**
- (ii) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION;**
- (iii) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE IMPACT ON GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A), ON AREAS OF ATTRACTIVE LANDSCAPE OR HIGH QUALITY TOWNSCAPE OR ON AREAS OF HISTORICAL, ARCHAEOLOGICAL OR ECOLOGICAL IMPORTANCE;**
- (iv) WHEN APPROPRIATE AND FEASIBLE THE PROVISIONS OF POLICY REC 3 ARE MET;**
- (v) THE PROVISION OF CAR PARKING AND AMENITY SPACE IS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;**
- (vi) ADEQUATE COMMUNITY AND UTILITY SERVICES EXIST, ARE REASONABLY ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED.**



4.4.78 The aim of this policy is to stop inappropriate development within urban areas and town cramming. For the purpose of this policy town cramming is defined as insensitive infilling or development which through its cumulative effects will damage the character or amenity of an area. Infill/rounding off development may be permitted in accordance with Policy HOUS 2 subject to compliance with the above criteria. Proposals which result in over development of existing residential areas and/or loss of open space which provide an important setting for towns or villages or has public amenity nature conservation or recreational value will be resisted. The Council's requirements for the provision of open space are set out in Policy REC 3.

POLICY HOUS 9 - CONVERSION OF LARGE DWELLINGS

THE CONVERSION OF LARGE DWELLINGS INTO SMALL SELF-CONTAINED DWELLING UNITS WILL BE PERMITTED IF:

- (i) THE SCALE AND FORM OF THE PROPOSED DEVELOPMENT IS IN KEEPING WITH SURROUNDING USES;**
- (ii) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION; AND**
- (iii) THE PROVISION OF CAR PARKING AND AMENITY SPACE IS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES.**

4.4.79 Particularly within the larger settlements there are a number of large older houses which may no longer be appropriate for today's needs. This policy favours the renovation of the existing house stock, subject to certain criteria, thereby helping to reduce the level of under-occupation of dwellings.

The Vale of Glamorgan Adopted Unitary Development Plan 1996-2011

Errata Sheet

Page Number Amendment

106 Policy HOUS 8 – Residential Development Criteria – Policy HOUS 2 settlements should read:

SUBJECT TO THE PROVISIONS OF POLICY HOUS 2, DEVELOPMENT WILL BE PERMITTED WHICH IS WITHIN OR CLOSELY RELATED TO THE DEFINED SETTLEMENT BOUNDARIES PROVIDED THAT IT MEETS ALL THE FOLLOWING CRITERIA:

- (i) THE SCALE, FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS SYMPATHETIC TO THE ENVIRONS OF THE SITE;**
- (ii) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION;**
- (iii) THE PROPOSAL DOES NOT HAVE AN UNNACCPTABLE IMPACT ON GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A), ON AREAS OF ATTRACTIVE LANDSCAPE OR HIGH QUALITY TOWNSCAPE OR ON AREAS OF HISTORICAL, ARCHAEOLOGICAL OR ECOLOGICAL IMPORTANCE;**
- (iv) WHEN APPROPRIATE AND FEASIBLE THE PROVISIONS OF POLICY REC 3 ARE MET;**
- (v) THE PROVISION OF CAR PARKING AND AMENITY SPACE IS IN ACCORDANCE WITH THE COUNCIL’S APPROVED GUIDELINES;**
- (vi) ADEQUATE COMMUNITY AND UTILITY SERVICES EXIST, ARE REASONABLY ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED.**

Council. The Council will also endeavor to establish a Quality Partnership with public transport operators on all the above corridors.

POLICY TRAN 8 - CARDIFF INTERNATIONAL AIRPORT

THE CONTINUED USE AND DEVELOPMENT OF CARDIFF INTERNATIONAL AIRPORT TO CATER FOR ALL TYPES OF AIR TRAFFIC WILL BE FAVOURED

- 6.4.22** Cardiff International Airport is an important strategic transport facility for South Wales, dealing with domestic and international passenger and freight movements. In recent years the airport has enjoyed increases in patronage, and has widened its range of destinations. The development strategy for the Airport aims to develop facilities to cater for up to 3.6 million passengers per annum.
- 6.4.23** This level of passenger traffic and the need to serve business development at the airport will require significant improvements to both private and public transport access. It is intended that the development of the Airport Access Road, included in Policy TRAN 1, will cater for the increased demand for private transport access to the Airport in providing a high quality fast link from Cardiff and the M4. It is also envisaged that the development of rail improvements on the Vale of Glamorgan Line will incorporate a link to the Airport by shuttle bus from Rhoose, as described in the text supporting Policy TRAN 3. Any improvements to the existing scheduled bus services to the airport will also be favoured.
- 6.4.24** It should also be noted that proposals for development within the safeguarding zones surrounding Cardiff International Airport and RAF St. Athan may have implications for aviation safety. Therefore the Civil Aviation Authority and the Ministry of Defence will be consulted where appropriate.

POLICY TRAN 9 - CYCLING DEVELOPMENT

LAND WILL BE PROTECTED AND PROVISION MADE FOR CYCLE ROUTES INCLUDING:

- (i) SAFE AND CONVENIENT LINKS WITHIN AND BETWEEN THE VALE OF GLAMORGAN AND CARDIFF;**
- (ii) LINKS WITH THE NATIONAL CYCLE NETWORK;**
- (iii) CYCLE PARKING FACILITIES; AND**
- (iv) A NETWORK OF ROUTES IN THE RURAL VALE.**

- 6.4.25** The National Cycling Strategy encourages local authorities, the private sector and voluntary groups to work towards a change in attitudes to cycling, and develop cycle infrastructure.
- 6.4.26** The Council has approved the Vale of Glamorgan Cycling Strategy that seeks to develop cycling both as a form of transport in its own right and also for leisure and recreational purposes. Currently only 1.3% of all non-walking trips in the Vale of

Glamorgan are made by bicycle, and 56% of all non-walking trips are less than five miles (a distance which could easily be covered by bicycle).

6.4.27 The main aims of the Council's Strategy are the same as those in the National Cycling Strategy, basically to double the number of cycle trips made in the Vale of Glamorgan by 2002 and quadruple the number by 2012. Provision for cyclists will involve the development of a cycle route network provision of cycle parking, general promotion of cycling and development of a safe routes to school project. It is recognised that the targets represent a significant challenge, and it is important to realise that achieving these targets and the implementation of many of the measures in the Strategy will be reliant upon attaining suitable funding.

6.4.28 To develop any opportunities for "added value" for cyclists, the Council has adopted a cycle audit procedure of highway and traffic management schemes to encourage use of cycle friendly infrastructure. The needs of cyclists are also addressed in Policy ENV 27 which states that development should have a high level of accessibility for cyclists. In implementing ENV 27, developers are recommended to use reference documents such as "Cycle Friendly Infrastructure: Guidelines for Planning and Design" (Cyclists Touring Club, 1996) and "The National Cycle Network: Guidelines and Practical Details" (Sustrans / Ove Arup & Partners 1997). The development of links with the National Cycle Network and an integrated network will involve liaison with adjoining local authorities and other bodies. There also remains an important role for employers to encourage cycling, both for journeys to work and for use within work, and participate in schemes such as the Cyclists Touring Club's Cycle Friendly Employer Award.



Example of cycle lane in Penarth

6.4.29 It is intended that the potential for the provision of cycle routes and facilities will be investigated during the Plan period, according to the Council's Cycling Strategy and together with innovative proposals emerging from the Council's Cycle Forum, including the following routes:

1. Penarth to Dinas Powys;
2. Lower Penarth to Sully via former railway line;
3. Dinas Powys to Cardiff via Cwm George and Cwrt-yr-Ala Lane;
4. Barry to Wenvoe and Cardiff;
5. Cogan to Cardiff via a new bridge over the River Ely;
6. Through Cosmeston Country Park and St Cyres Park; and
7. Cowslip Estate to Cogan Leisure Centre and Cogan Station.

- 6.4.30** Cycling developments are also included as part of Policy REC 12 which states that the Council will establish a number of recreation routes, some of which will incorporate cycling facilities. It is important to recognise that the Council will need to negotiate with local landowners regarding the implementation of cycle route proposals. The Council's current approved cycle parking guidelines set out the requirements for cycle parking facilities associated with different types of land use and development. Appendix 6 Table 6 illustrates examples of how the guidelines operate. These guidelines are based on the Standing Conference on Regional Policy in South Wales "Guidelines for the Provision of Facilities for Cyclists". Similar to the operation of Car Parking Guidelines the Council retains the right to employ flexibility in its use of guidelines and to approve updated guidelines when necessary. One proposed route between the Vale of Glamorgan and Cardiff includes the Cogan cycle route. The Council is actively pursuing a route to be provided adjacent to the railway line between Cogan and West Point Industrial Estate, subject to a license agreement with Railtrack and Rail Property Ltd. The Council has received assistance from Sustrans in the negotiation of this license agreement. In the long term there is potential for this route to continue to Grangetown railway station. The proposed bridge over the River Ely will provide a direct link between Penarth Haven, Cogan, Cogan Station and the site of the proposed Sports Village. Any future development of a walk way along the River Ely and around the impounded lake created by the barrage should also incorporate safe and convenient cycling facilities.

POLICY TRAN 10 - PARKING

THE PROVISION OF PARKING FACILITIES WILL BE IN ACCORDANCE WITH THE APPROVED PARKING GUIDELINES, AND WILL BE RELATED TO THE TYPE OF LAND USE, ITS DENSITY AND LOCATION; ACCESSIBILITY TO EXISTING AND POTENTIAL PUBLIC TRANSPORT FACILITIES; AND THE CAPACITY OF THE HIGHWAY NETWORK.

- 6.4.31** Approved parking guidelines set out the requirements for parking facilities for different types of land use and development. Examples of how current guidelines are applied are included in Appendix 6 of the Plan. The guidelines have two basic aims: to assist developers, designers and builders in the preparation of and submission of planning applications; and to achieve a common approach to the provision of vehicle parking facilities associated with new development and change of use. There is scope for flexibility in the implementation of these guidelines when local considerations are taken into account.
- 6.4.32** This policy embraces the flexible approach to parking requirements. It aims to provide scope for reduced parking facilities in locations well served by public transport. There may also be other circumstances when relaxed parking requirements may be appropriate, for example housing association development where there is clear evidence of low car ownership levels.

QUESTION22h

Supplementary Planning Guidance

AMENITY STANDARDS



*The Vale of Glamorgan
Adopted Unitary Development Plan
1996 - 2011*

VALE of GLAMORGAN





*The Vale of Glamorgan UDP
Supplementary Planning Guidance*

AMENITY STANDARDS



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2. *The Vale of Glamorgan UDP Supplementary Planning Guidance
Amenity Standards*



AMENITY STANDARDS

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4. *The Vale of Glamorgan UDP Supplementary Planning Guidance
Amenity Standards*



AMENITY STANDARDS

1. BACKGROUND

1.1 This Supplementary Planning Guidance (SPG) has been prepared in the context of Planning Policy Wales (2002) as additional information for the Vale of Glamorgan Unitary Development Plan.

1.2 The purpose of this guidance is to explain the Council's amenity standards for residential development in a clear, concise and easily interpreted manner. In doing so, it is hoped that anyone involved in residential development, whether they be a professional developer or a member of the public, will be able to understand what standards are required of their proposed developments. For the purposes of this document residential development is defined as the construction of new dwellinghouses and blocks of flats, the conversion of existing buildings into residential properties and the extension of existing dwellinghouses within the residential curtilage.

1.3 The provision of residential amenity standards can have a significant impact on the quality of developments constructed and the living environment created. The amenity standards contained within the Guidance Note are intended to ensure that new residential development within the Vale of Glamorgan contributes towards a better environment and quality of life for residents, without adversely affecting the amenity enjoyed by residents. Amenity in this instance may be considered to be the pleasantness and agreeability of living environment.

2. STATUS OF THE GUIDANCE

2.1 This guidance was approved for development control purposes by the Council on 6th January, 1999 (Minute No. 995 refers). This document has subsequently been updated in light of Planning Policy Wales (2002). This Guidance will be used as a material consideration in determining planning applications and appeals.

3. NATIONAL GUIDANCE

3.1 National Planning Guidance is contained within Planning Policy Wales (2002). This states:

"9.3.3 Insensitive infilling or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character and amenity. This includes any such impact on neighboring dwellings, such as serious loss of privacy or overshadowing.

9.3.4 In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an areas character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse effects, but where densities are proposed the amenity of the scheme and surrounding property should be carefully considered. High quality design and landscaping standards are particularly important to enable high density developments to fit into existing residential developments."

3.2 In accordance with the above guidance, this Guidance Note has been prepared to supplement policies contained within the UDP. Applications for development will, therefore, be determined in the light of the guidance contained in this note and with due regard to all other material considerations.

4. SCOPE OF THE GUIDANCE

4.1 The UDP, through policies contained within the Environment and Housing Chapter seeks to ensure that all new development within existing residential areas provides an acceptable level of amenity and privacy and does not adversely affect the amenity of existing properties. This Guidance Note seeks to expand upon the guidance contained within the Plan and to provide clarification of the Council's requirements for new residential development in the Vale of Glamorgan.

4.2 The standards contained within this Note are not intended to be prescriptive. 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.

4.3 All planning applications for residential development will be considered in the light of these standards. Relaxation of these standards will be considered where it can be demonstrated that they are justified by the particular circumstances of the development. In particular consideration will be given to the relaxation of standards for developments such as Penarth Haven which seeks to bring derelict and / or degraded land and buildings back into beneficial use.

5. AMENITY STANDARDS AND POLICIES

General Guidance

POLICY 1: PRIVACY AND VISUAL AMENITY MUST BE SECURED IN ANY PROPOSED DEVELOPMENT BY CAREFUL DESIGN OF BUILDINGS AND THE RELATIONSHIP BETWEEN BUILDINGS AND FEATURES SUCH AS TREES, HEDGES, PUBLIC SPACES, FOOTPATHS AND SCREEN WALLS AND FENCES.

5.1 It is essential that careful consideration is given to the layout and design of all residential developments and that all elements of the overall design are considered comprehensively within the context of site constraints and opportunities. Trees and hedges can provide an attractive form of screening. Screen walls and fences are features which with careful design can provide privacy, particularly along boundaries.

Changes in level, in particular by using the natural contours of the site, can be exploited to provide privacy as well as visual amenity. In formulating proposals for the layout of residential developments, careful consideration should be given to ensure that a balanced approach is taken to the design, which attempts to reconcile the visual qualities of a development with the need for crime prevention.

Amenity Space Within Residential Developments

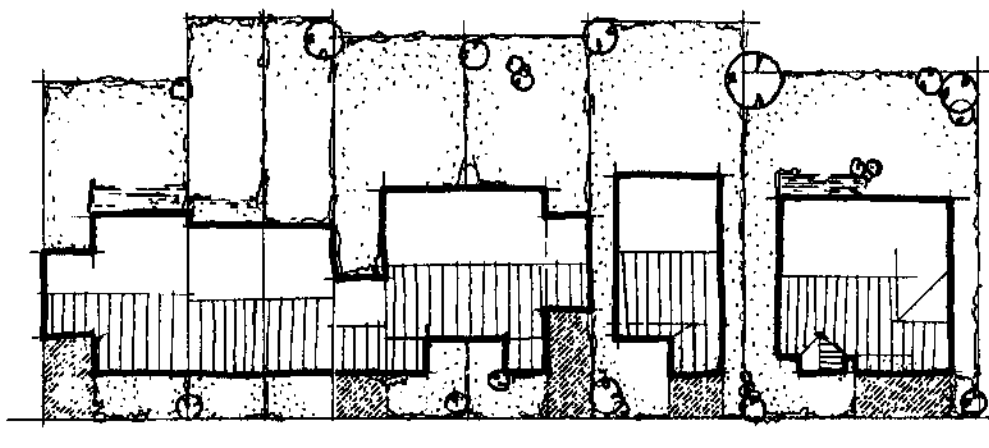
POLICY 2: THE COUNCIL WILL ENSURE THAT USABLE, ADEQUATE AND APPROPRIATE PRIVATE AMENITY SPACE IS PROVIDED AS PART OF RESIDENTIAL DEVELOPMENT.

5.2 The amenity space provision within the curtilage of residential development is generally considered to constitute front garden areas, private rear garden areas and areas of enclosed communal space available to residents only. This definition excludes footpaths, driveways and parking areas located within the curtilage of developments. The provision of adequate and usable private amenity space within the curtilage of a development is extremely important to meet the requirements of residents for functional and relaxation space. Private rear garden areas are used for a number of purposes e.g. relaxation, entertainment, gardening and cultivation, washing and drying, D.I.Y., storage etc.

5.3 In view of both the Government's and the Council's policy to encourage recycling and re-use of household waste material (including the composting of green and organic waste) adequate provision should be made for temporary storage within new residential developments. An accessible and suitably located area of sufficient size to store dustbins/wheelibins, re-cyclable material containers and a compost bin should be identified within private amenity spaces (recommended size of hard surfaced areas are three square metres per dwelling).

5.4 The Council recognises that different types of residential accommodation may require different forms of private amenity space. Therefore, for the purposes of this guidance the Council will implement different standards for the provision of amenity space within the

Illustration 1 : Examples of amenity space provision within the curtilage of a dwellinghouse, from L - R, a 3 bedroom terrace, a 2 bedroom terrace, 3 bedroom semi detached, 3 bedroom detached and 4 bedroom detached.



curtilage of dwelling houses and flatted developments.

(i) Provision of Amenity Space for Dwelling houses

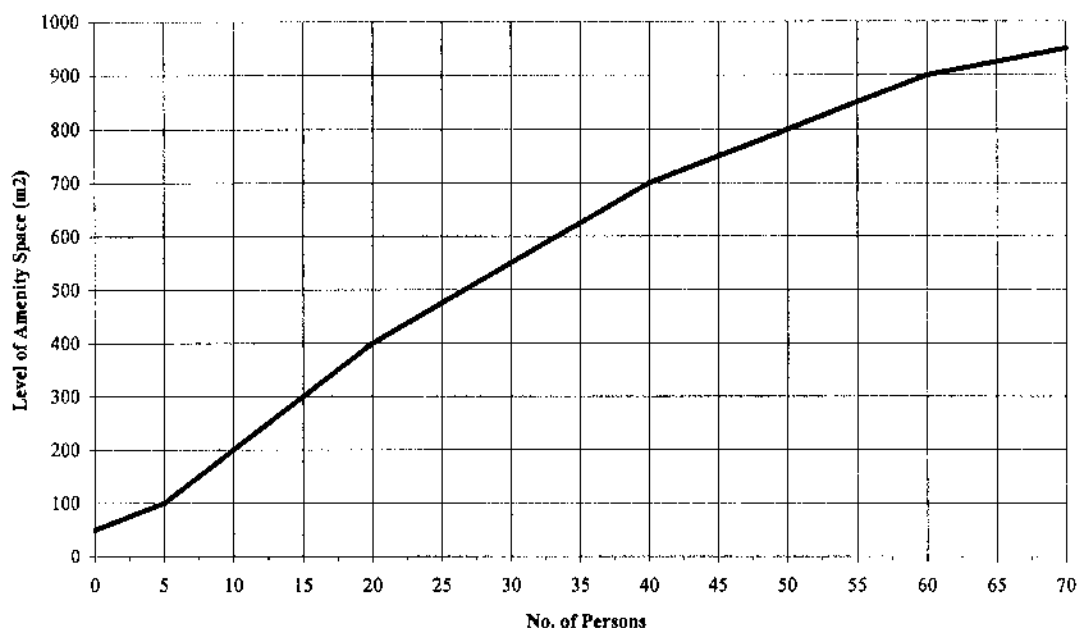
5.5 In self contained housing developers should aim to provide a minimum of 1m² of amenity space per 1 m² of the gross floor area of the dwelling (inclusive of garage space). Generally 70% of the total amenity space provided should be accommodated in the private rear garden areas of the dwelling. Gardens should be of a usable shape, long thin gardens or ones with acute angles should be avoided. An essential requirement of all private gardens is a degree of

privacy. Developers should aim to provide visual privacy for at least part of the garden. Ideally this should be achieved through the orientation of buildings, the distance between them and the positioning of windows. Illustration 1 provides an indication of how these standards may be applied in practice.

(ii) Provision of Amenity Space for Flatted Developments

5.6 The provision of individual areas of amenity space per residential unit created in flatted developments may in practice be inappropriate and unworkable. In these circumstances developers should provide private communal

Table 1 : Amenity Space provision for Flatted Developments



garden areas which are clearly defined, controlled and accessible to all occupants. Design of these areas should be carefully considered to ensure that all functional requirements of the residents, such as relaxation, clothes drying, refuse storage, etc. are located and designed in such a way as to avoid conflicts.

5.7 The size of any communal garden should relate to the number of people who have access to the space and are likely to use it. In flatted developments, developers should aim to provide a minimum of 20m² amenity space per person. The amount of space required will be calculated on the basis of maximum amount of people which can be accommodated. In practice, as Table 1 illustrates, this figure may be reduced as the number of residents intended to be accommodated within the development increases.

Residential Privacy and Amenity

POLICY 3: THE CONSTRUCTION OF NEW RESIDENTIAL DEVELOPMENT MUST RESPECT THE CHARACTER OF EXISTING RESIDENTIAL DEVELOPMENT, WHILST ENSURING THAT THE PRIVACY AND AMENITY OF SURROUNDING PROPERTIES ARE SAFEGUARDED.

5.8 A sense of privacy within a residential property, coupled with freedom from overlooking in private garden areas are fundamental to the enjoyment of residential properties. Crucial to the issue of privacy and amenity is the manner in which new development is incorporated into existing residential areas. Developers should aim to ensure that new development is designed to minimise its impact upon both the amenities of surrounding properties and the streetscene. New development should be designed to respect the form of existing housing. Consideration should be given to issues such as density, garden size and the orientation and siting of buildings.

Illustration 2 : New Development which fails to consider the urban context

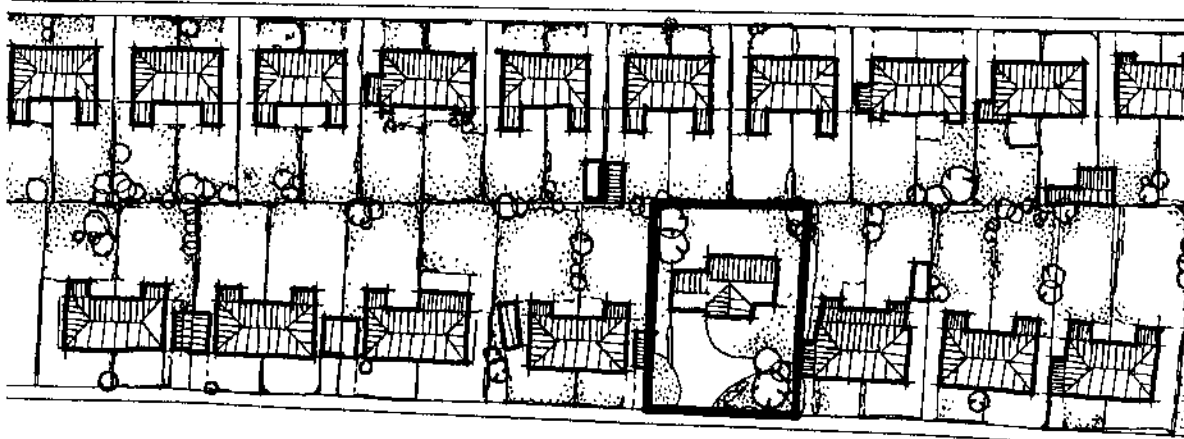
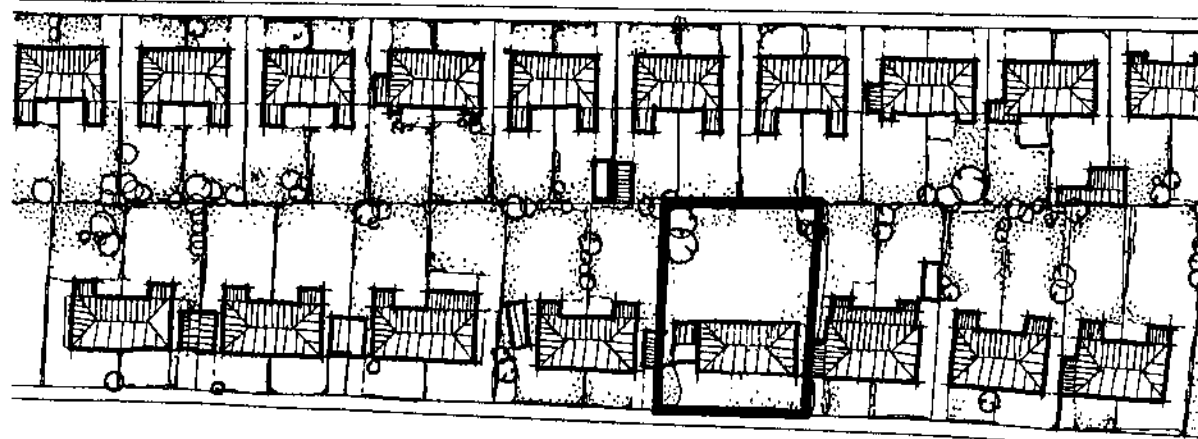


Illustration 3 : New Development which respects its urban context



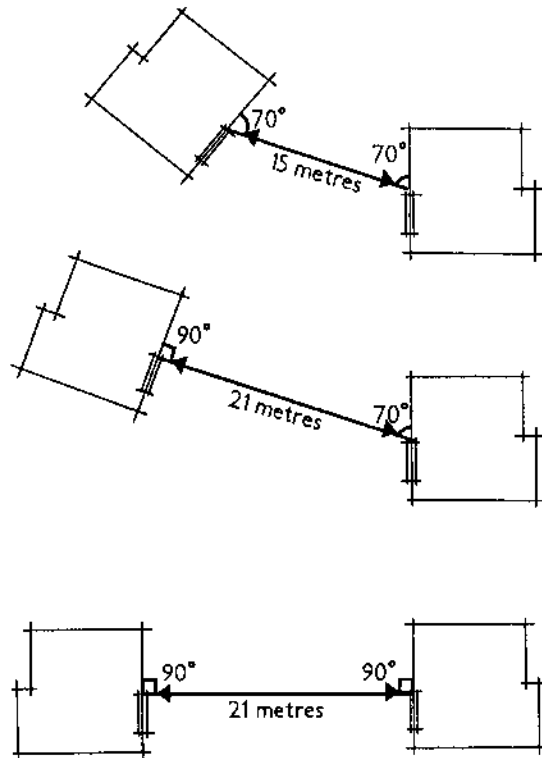
Developers should aim to avoid siting new dwellings close to existing residential boundaries.

5.9 The positioning of windows, roof terraces and balconies which look directly or have the appearance of looking directly into habitable rooms of surrounding properties or allow clear views of private rear garden areas are not acceptable. Developers should ensure that the design of new residential developments respects the privacy of surrounding properties. In order to achieve this objective the Council encourages developers to consider the use of alternative types of fenestration such as roof lights, high level windows and obscure glazing.

POLICY 4: A MINIMUM DISTANCE OF 21 METRES (70 FEET) MUST BE PROVIDED BETWEEN OPPOSING PRINCIPAL WINDOWS OF DWELLINGS.

5.10 The distance of 21metres is in the opinion of the Council the minimum distance necessary between opposing principal windows to ensure residential privacy. A principal window is for the purposes of this Guidance Note defined as the main window, or secondary window of more than one metre in width, in a living room, dining room, bedroom or kitchen. In practice the minimum distance required between principal opposing windows may be reduced depending upon the angle of view. Table 2 provides an indication of the extent to which distances may be reduced. As Diagram 2 demonstrates, the reduction of distance between principles windows is dependant upon the horizontal angle included between the shortest line joining any part of the principle window.

Diagram 2 : Distance between Opposing Principal Windows (metres)



5.11 Many new developments located within existing residential areas are dependent upon the large garden curtilages of existing dwellings to accommodate the necessary distance. This practice is unacceptable and developers should aim to ensure that new dwelling houses have a minimum rear garden length of 10 metres.

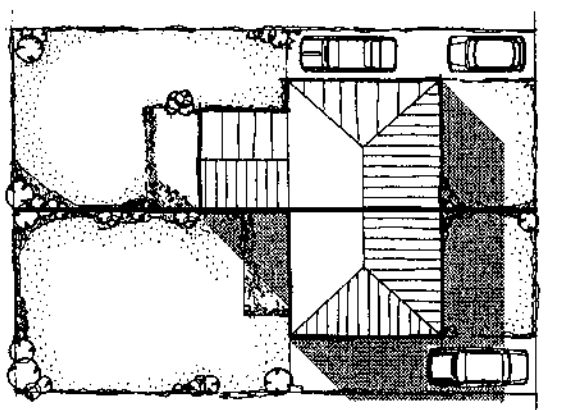
Table 2 : Distance between Opposing Principal Windows of Dwellings (metres)

Degrees	90	80	70	60	50	40	30	20	10	0
90	21	21	21	21	15	12	8	6	4	2
80	21	21	21	15	12	8	6	4	2	
70	21	21	15	12	8	6	4	2		
60	21	15	12	8	6	4	2			
50	15	12	8	6	4	2				
40	12	8	6	4	2					
30	8	6	4	2						
20	6	4	2							
10	4	2								
0	2									

POLICY 5: THE CONSTRUCTION OF RESIDENTIAL DEVELOPMENT SHOULD NOT RESULT IN AN UNACCEPTABLE LOSS OF DAYLIGHT OR SUNLIGHT TO NEIGHBOURING PROPERTIES

5.12 The siting of two or more storey developments within close proximity of an existing residential boundary can result in an unreasonable loss of daylight and sunlight to neighbouring properties. As a result these properties and their gardens can be made gloomy and unattractive resulting in an unacceptable reduction in the quality of life of the residents. Developers should aim to ensure that development proposals do not by virtue of their scale or location result in an unacceptable loss of daylight and/or sunlight to habitable rooms or private garden areas of neighbouring properties. In order to overcome the problems of overshadowing, consideration should be given to siting the development away from neighbouring boundaries (see paragraph 5.12 above), stepping back the upper storeys of the building and the use of shallow pitched rooflines.

Illustration 4 : shows the impact a poorly designed extension can have on private garden area of the adjacent property



POLICY 6: PROPOSALS FOR NEW RESIDENTIAL DEVELOPMENT SHOULD CONTAIN APPROPRIATE LANDSCAPING AND HAVE REGARD TO EXISTING LANDSCAPE FEATURES.

5.13 In order to mitigate the impact of new development upon the existing urban fabric consideration should be given to the use of appropriate landscaping and means of enclosure.

Successful landscaping schemes rely on the sensitive and imaginative co-ordination of natural features such as vegetation, landform and water, together with paving, walls, lighting and street furniture. Developers should assess existing landscape features and seek to retain those of environmental and ecological value. Consideration should be given to the incorporation of existing mature trees and hedgerows into residential development and their protection during works. Guidance on this matter is contained within the Council's Supplementary Guidance Note relating to Trees and Development.

5.14 The erection of appropriate means of enclosure such as walls and fencing may also assist in mitigating the impact of new development upon existing properties. Careful consideration should be given to the siting and design of all means of enclosure to ensure that they respect the character of the area and do not unacceptably affect the amenity of surrounding properties.



An example of an attractively landscaped development

6. FURTHER INFORMATION

6.1 Further information and general advice on the submission of planning applications for residential development can be obtained from:-

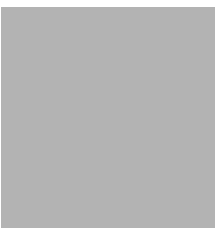
Development Control Group,
Directorate of Economic Development,
Planning, Transportation & Highways,
Vale of Glamorgan Council,
Dock Office, Barry Dock,
Barry, CF63 4RT.
Telephone (01446) 704600



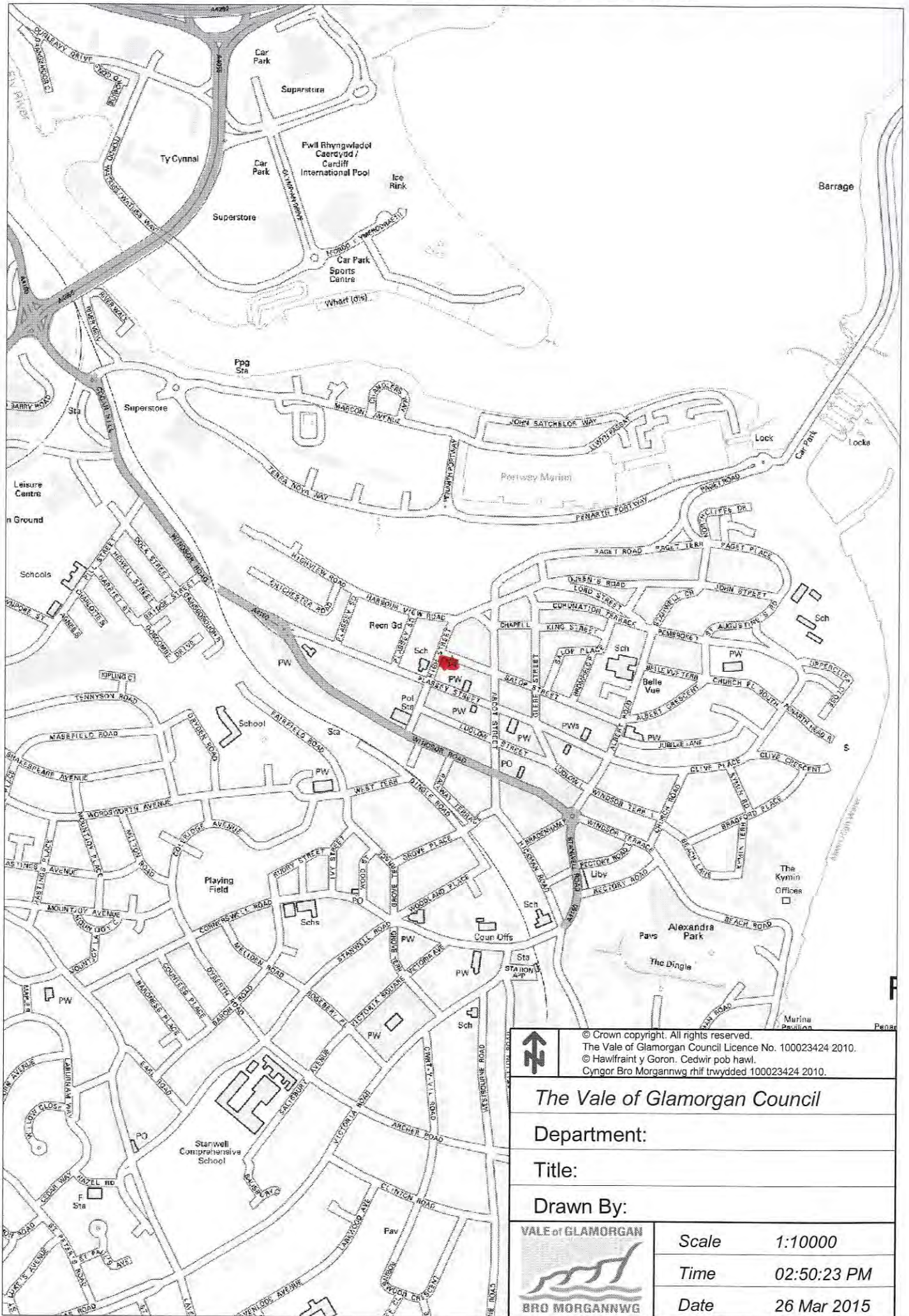
The Vale of Glamorgan Council
Directorate of Environmental & Economic Regeneration,
Dock Office, Barry Dock, Barry. CF63 4RT.


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QUESTION 21



**QUESTION
21**





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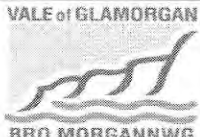
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