

Application for Planning Permission and conservation
 area consent for demolition in a conservation area.
 Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
 If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:
 County:
 Country:
 Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:
 County:
 Country:
 Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Demolition of existing two-storey, 1970's house and replacement with a new two-storey dwelling with rooms in the roof, storey and a half extensions to the North and West, and a new storey and a half garage/study outbuilding, all within the Llysworney Conservation Area.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Stourbridge House"/>		
Street address:	<input type="text"/>		
Town/City:	<input type="text" value="Llysworney"/>		
County:	<input type="text" value="Vale of Glamorgan"/>		
Postcode:	<input type="text" value="CF71 7NQ"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="296168"/>
Northing:	<input type="text" value="174259"/>

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Ian"/>	Surname:	<input type="text" value="Robinson"/>
Reference:	<input type="text" value="P/DC/IR/2014/00150/PRE"/>				
Date:	<input type="text" value="24/11/2014"/>				

Details of the pre-application advice received:

Following these comments a conversation was held with Ian Robinson where it was explained a relative comparison of the proposed scheme with Black Barn House showed that whilst the ridge level is marginally higher than Black Barn House, the eaves levels of the proposed scheme are marginally lower. This reflects the traditional roof pitch that has been adopted as part of the proposals which a view to the building sitting more comfortably in its context. Furthermore, the height of second floor accommodation has been set at the minimum level and therefore the building height can not reasonably be lowered any further without undertaking a complete redesign. This is demonstrated by section BB on drawing 3413 P_400. This principle was accepted subject to detail, and consequently drawing 3413 P_301 has been produced to confirm the analysis undertaken. In addition to this it is noted that the garage has subsequently been lowered in height in response to the comments received.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

The applicant has spoken to the following neighbours with regards to the proposals and plans to show them the latest details within the next week.

1. Sydney House
2. Black Barn House
3. Moat Farm House
4. Pump House

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing house on the site is a 1970s, two storey, rendered and stone-clad building of little architectural merit. A detached structure, it is located in the south-western corner of its site, directly behind a curtilage building to the adjacent Sydney House Farm. The appearance and form of the property are incongruous with the built environment of the Llyswoorney Conservation Area and therefore detract from it. The proposals consequently involve the demolition the house and its replacement with a new dwelling of more appropriate design.

11. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes No

If Yes, please describe and include the planning application reference number(s), if known:

Please refer to the Design and Access Statement where all applications are listed.

12. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Stone cladding with cement render above.

Description of *proposed* materials and finishes:

Natural stone rubble walling to principal, 'traditional' block, washed with mineral based paint finish. North extension to be lime rendered. West extension to be slate tiled with Welsh grey slate. Please also see proposed drawings.

Roof - description:

Description of *existing* materials and finishes:

Low pitched, man made, concrete roof tiles

Description of *proposed* materials and finishes:

Traditionally pitched, natural Welsh grey slate roofing to 'traditional' block, with natural Welsh grey slate to North and West extensions. Please also refer to the proposed drawings.

Windows - description:

Description of *existing* materials and finishes:

White, aluminium framed windows

Description of *proposed* materials and finishes:

Polyester powder coated aluminium framed windows. Please also see proposed drawings.

Doors - description:

Description of *existing* materials and finishes:

White aluminium framed, glazed door

Description of *proposed* materials and finishes:

Timber boarded door to porch to East elevation of 'traditional' block. Polyester powder coated aluminium framed door with glazed panels to courtyard and garden elevations. Please also see proposed drawings.

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber fencing to West and North boundaries. Part stone, boundary wall, part trellis fence to South. Hedgerow and stream to East boundary.

Description of *proposed* materials and finishes:

Existing boundaries to be predominantly retained. Natural stone rubble walling to southern boundary and to part of West boundary. Low level rubble stone walling to proposed entrance with natural stone coping. Please refer to attached drawings for exact locations.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Brick pavings to driveway. Concrete paving around house.

Description of *proposed* materials and finishes:

Natural stone pavings around house. Gravel to vehicle access and driveway. Please see proposed drawings for exact locations.

Lighting - add description

Description of *existing* materials and finishes:

3 no. wall mounted floodlights to North side of house. 2 no. 'Victorian' style lampposts to driveway.

Description of *proposed* materials and finishes:

Low level lighting to driveway and courtyard. Floor mounted lighting to North elevation of West extension.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to attached drawing issue sheet.

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please refer to drawing 3413/R_101

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

16. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features:

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance:

Yes, on the development site Yes, on land adjacent to or near the proposed development No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

17. Existing Use

Please describe the current use of the site:

The site is currently used for residential purposes.

Is the site currently vacant? Yes No

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

18. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

19. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

20. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

21. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

22. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

23. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1C							<input type="checkbox"/>
B2							<input type="checkbox"/>
B8							<input type="checkbox"/>
C1							<input type="checkbox"/>
C2							<input type="checkbox"/>
D1							<input type="checkbox"/>
D2							<input type="checkbox"/>
Other							<input type="checkbox"/>

24. Site Area

What is the site area?

00.17

hectares

25. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The site will be for residential purposes only.

25. Industrial or Commercial Processes and Machinery (continued)

Is the proposal for a waste management development?

Yes No

26. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

27. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

28. Certificates (Certificate A)

**Certificate Of Ownership - Certificate A
Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning
(Listed Buildings and Conservation Areas) (Wales) Regulations 2012**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: Declaration made

28. Certificates (Agricultural Holdings Certificate)

**Agricultural Holding Certificate
Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: First Name: Surname:

Person role: Declaration date: Declaration Made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date