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Vale of Glamorgan
Planning Dept.
Docks Office
Barry
Ref. Amendment to planning application 2016/01067/FUL At Pen y Bryn, Cross Common, Dinas Powys
CF644TP with a revised application

To Planning Office,

I thank you for your time spent on the above application that complied with all policies and was acceptable in scale to planning and the Council.

The house at Pen y Bryn has had no maintenance or repair made for many years.

Our builder has surveyed the property and found as expected the existing house will need substantial works to all aspects of the building.

The permission granted for the new works allows for new extension, the demolition and removal of much of the building, total rebuild of interior, raising and replacing roof to create living space.

The remaining stone walls with no cavity will need much repair to stabilize, dampproof, insulate and bring the building to an acceptable standard to building control.

The work required will remove most of the building before rebuilding and reduce the current house to the original stone walls only with foundations of unknown depth and strength.

Our builder has suggested to achieve a house of current building standards the house should be demolished total and rebuilt to a high specification to the exact size with external specification that has been granted planning permission.

We are advised this rebuild will be a massive improvement to the house in insulation values and a build of high integrity and quality. The exterior of the finished house will be returned to its original stone frontage.

The proposed footprint of the new house placed within the already permitted part demolition will be less than the existing house.

We also intend to move the footprint and placing of the house by 2 metres north and 2 metres east. This will move the house 2 metres more away from Tyr Waun next door the only neighbour. The house will also be 2 metres more away from Cross Common and less visible.

This intended new placement will still occupy the footprint only of the existing house within the substantial curtilage of Pen y Bryn with no affect to surroundings. There are no services under or over the house or site that will be affected.

In short our wishes are to demolish Pen y Bryn and replace it exactly as 2016/01067/FUL granted permission with an external visual finish as previously specified. To move its placement by 2 metres within the existing building footprint will cause no extension to curtilage of existing building.

Please find enclosed Site plan @ 1-2500. OS Plan @ 1-500.

DRG RW 27/28 @ 1-50 To indicate existing building.

Green line to indicate approved plan and extension

Red line to indicate proposed amendment placing approved plan/footprint by 2 metres north and 2 metres east.

Yours faithfully

RW and AG Richards

RECEIVED

25 JAN 2017

Regeneration
and Planning