Ceri Gray

3 Vista Court, Northcliffe Drive

Penarth

**Comment on Planning Application**

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| Reference Number of application: **2017/00541/FUL** |   |
| Case Officer: Mrs Y.J. Prichard |   |
| Location: **Northcliffe Lodge, Northcliffe Drive, Penarth**. |  |

There are pages and pages of accompanying documents to the second planning application for this development but none of them help to minimise the potentially enormous detrimental impact it will have on a relatively small area in terms of size, noise, environmental pollution, the stability of the site, the sense of overcrowding and the unbalancing of the relationship between people, the buildings and the environment.

This area brings its own unique contribution to the overall peace and beauty of Penarth and the Cardiff Bay environment. Cardiff Bay itself has had - and still has, just a few hundred yards away - an enormous amount of building and development going on which is providing many new apartment style homes, although there is very little difference in the style and design of many of them. This is making the area into more of a ‘ghetto style’ development of dwellings instead of a variety homes for many people – both singles and families.

In addition, there are no plans here outlined for any provision of social housing or more affordable housing for young people or even specialist housing for older people. All we are seeing in this relatively small space is one development after another going up to make the most money from the smallest space without any consideration for the people nearby and their existing homes, space and environment.

Finally, the bank and cliff doesn’t look stable enough to safely support the building onto it and the overall site itself is going to impact on the visual appearance of the area from around and across the Bay as well as the feeling of close proximity to us – the residents of Northcliffe Drive.

As I said at the beginning - this development is going to overwhelm the size of the plot and negatively add to the wellbeing, noise, pollution, traffic and people numbers living in such a small space.

The quiet and peace of the Northcliffe area are a part of its charm and attraction. We have already had an ugly and crowded development at one end of Paget Road. The building here of 30 flats is one building plan too far - leading to a complete change in the ambience and this, ultimately, is not fair or appropriate for the residents here - or for Penarth itself.

25th June 2017