

**21 Station Road, Dinas Powys
Vale of Glamorgan. CF64 4DE**

Client: Mr Mark Daniell

**Proposed Extension to rear elevation & loft conversion to provide
Remodelled 1st floor 2 bed apartment & new 2 bed 2nd floor apartment**

February 2018.

Supporting document for planning application

**21 Station Road, Dinas Powys, Vale of Glamorgan.
Supporting Document**



21 Station Road.

Existing use.

The existing building is currently split with the ground floor being utilised by Green Willows Funeral Directors and The Haven Clinic beauty salon. The first floor is a residential 2 bedroom apartment.

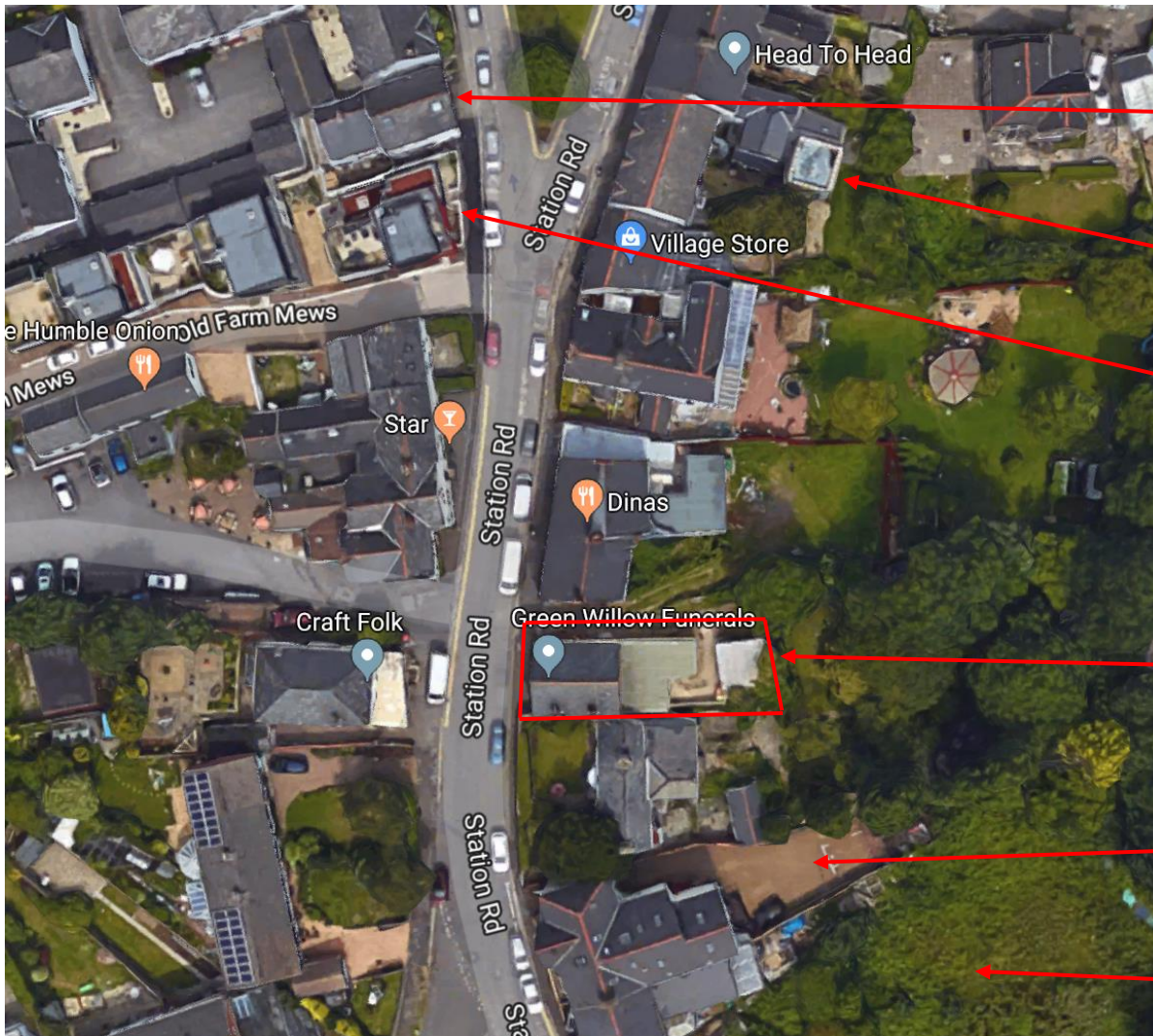
The whole building is tired, it could do with being modernised and brought up to date.

The client would like to be able to provide his children with a place to live and help them to get onto the property ladder in their local community. By converting the first and second floor of the building into 2 separate two bedroom apartments would provide them with the space they would need.

It is proposed to bring the building up-to-date with a modern contemporary design in-keeping with other new developments within the local vicinity, which have fitted in well within the village scene. The proposal would provide amenity space for both apartments by utilising the roof space of the unit below.

Each apartment would benefit from an off-road parking space to the rear of the plot. With all the local transport links, rail & bus routes, it is thought that the residents would use these services.

**21 Station Road, Dinas Powys, Vale of Glamorgan.
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4 Station Road.
Planning Application No.2001/00800/FUL

5 Station Road.
Planning Application No.2007/00048/FUL

New Builds.
Site at Old Farm Mews, Station Road.
Planning Application No.2008/00684/FUL

21 Station Road.
Application Site

25 - 27 Station Road.
Planning Application No.2003/01413/FUL

Former Wesley Court Centre.
Planning Application No.2011/00654/FUL

**21 Station Road, Dinas Powys, Vale of Glamorgan.
Supporting Document**



4 Station Road.

Planning Application No.2001/00800/FUL

Alteration and conversion of existing building into two cottages
One 4 bedroom cottage & one 2 bedroom cottage.

Off Road Parking

No provision for off road parking.

Amenity Space

Limited amenity space



**21 Station Road, Dinas Powys, Vale of Glamorgan.
Supporting Document**



5 Station Road.

Planning Application No.2007/00048/FUL

Demolition of existing conservatory, construction of new two storey extension and associated works

Design

Existing building with modern design extension

Off Road Parking

Plot has provision for one off road parking.

Amenity Space

Plot has amenity space



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Supporting Document**



New Builds. Site at Old Farm Mews, Station Road.

Planning Application No.2008/00684/FUL

New housing scheme providing two semi-detached and two detached dwellings

Design

Modern contemporary design

Off Road Parking

Plot A has provision for one off road parking.

Amenity Space

Plot A has limited amenity space



**21 Station Road, Dinas Powys, Vale of Glamorgan.
Supporting Document**



**25 - 27 Station Road.
Planning Application No.2003/01413/FUL**

Houses converted to 5 no. apartments.

Design

Sympathetic renovation and extensions.

Off Road Parking

5 no. off road parking spaces.

Amenity Space

Limited amenity space at the rear of the site.

Amenity space is communal.

Clip from sales brochure for a two bedroom apartment,

“A car park to the rear of the development offers a single, dedicated car parking space and access to an area of communal decking with small garden.

Further, unrestricted parking is available in the square and surrounding areas.”

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Supporting Document**



**Former Wesley Court Centre.
Planning Application No.2011/00654/FUL**

Replacement of former village hall building with residential development comprising six 4 bed semi detached 2/3 storey houses.

Design

Ultra Modern houses.

Off Road Parking

Off road parking spaces for each house.

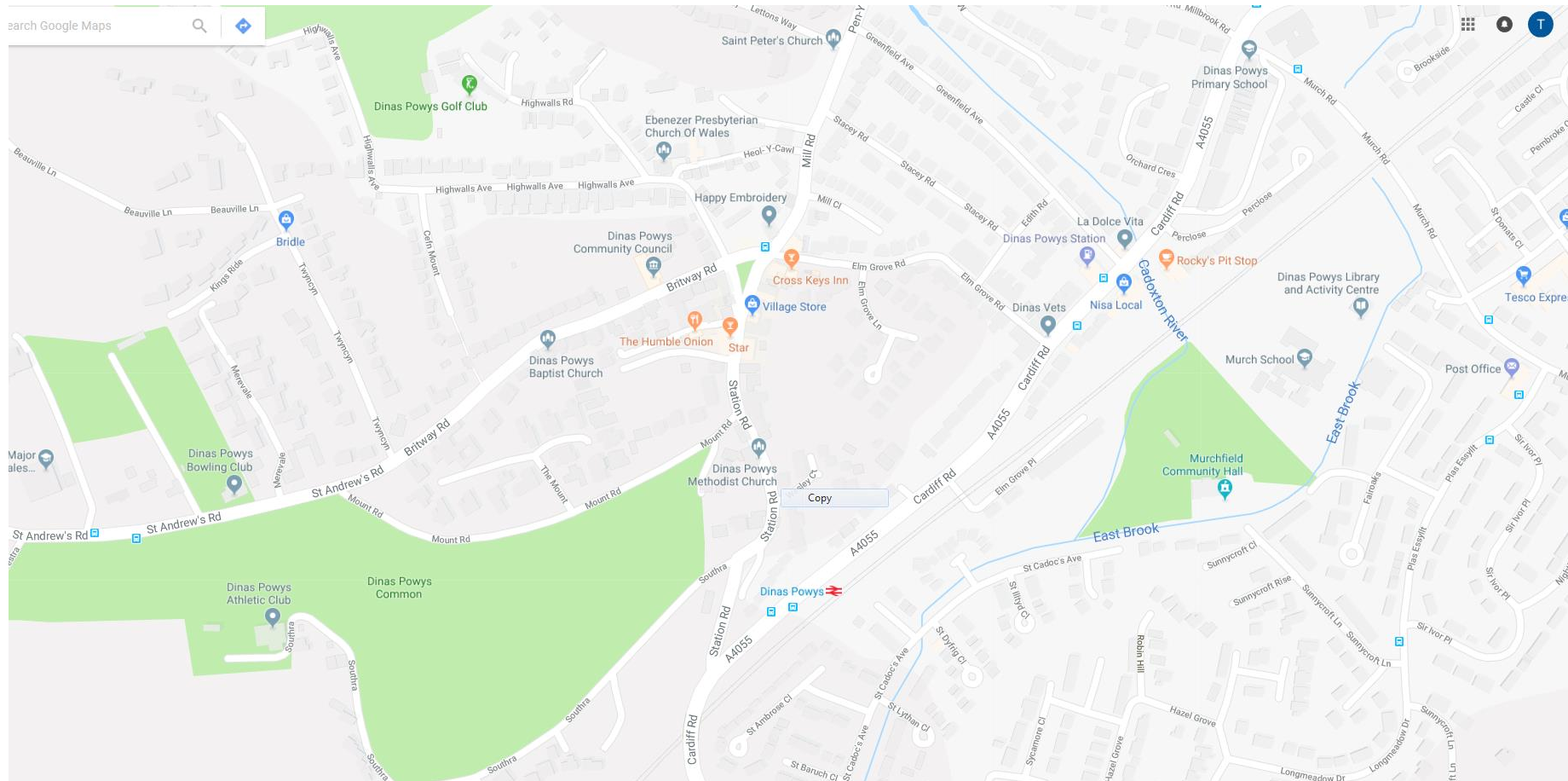
Amenity Space

Each unit has it's own private amenity space.



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Local Amenities



Public Houses.

The Star – PH & restaurant
Three Horse Shoes
Cross Keys

Dining & Coffee Shops.

The Humble Onion
The Plug
The Wild Blackberry
Rockys Pit Stop

Shops.

Village Store
Nisa Local
Tesco Express
McColls Newsagent

Churches.

Methodist Church
Baptist Church
Ebenezer
Bethesda Chapel

Recreation.

Dinas Powys Common
Tennis Club
Golf Club
Athletic Club
Community Field

Takeaways.

West Lake
Dinas Fish Bar
Balti Tandoori
Happy Garden

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Transport Links

Bus Stop.
Bus routes 89A, 93 & S77

Bus Stop.
Bus routes 95 & 304

Bus Stop.
Bus routes 89A & S77

Bus Stop.
Bus routes 95 & 304

Application Site

Dinas Powys Train Station.
Train links direct to Cardiff Central (East) and Barry Island (West)

Bus Stop.
Bus routes 89A, 95, 304 & S77

Bus Stop.
Bus routes 95 & 304

