

**APPLICANT:** Vale of Glamorgan County Borough Council The Alps Depot, Alps Quarry Road, Wenvoe, CF5 6AA

**AGENT:** Mr John Griffiths Blacksmiths Shop, The Forge, Cantref, Brecon, LD3 8LR

**Plassey House, Plassey Street, Penarth**

Installation of External Wall Insulation to the external elevations

**SITE AND CONTEXT**

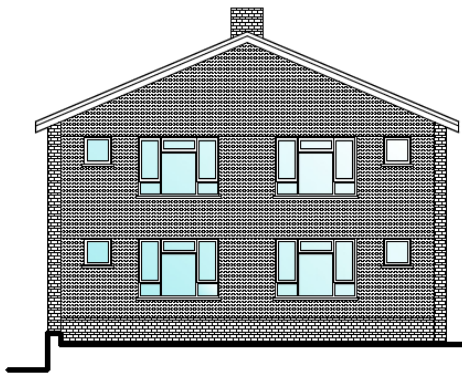
The site to which this application relates is Plassey House, a detached block of eight flats in an elevated position on Plassey Street, Penarth, with rear communal garden and parking. It is within the settlement boundary of Penarth.



**DESCRIPTION OF DEVELOPMENT**

This application seeks consent for the installation of external wall insulation (EWI) with smooth through render and brickwork slips to the building corners. The EWI would be approximately 100mm in depth, with a 1.5mm light grey/off white coloured render and contrasting terracotta brick slips to the corners of the building.

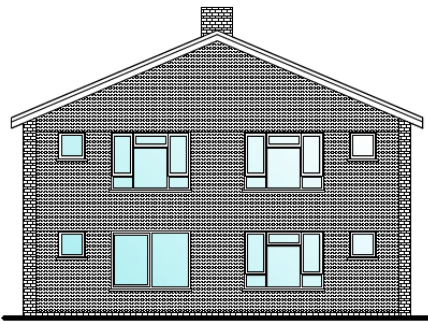
Existing:



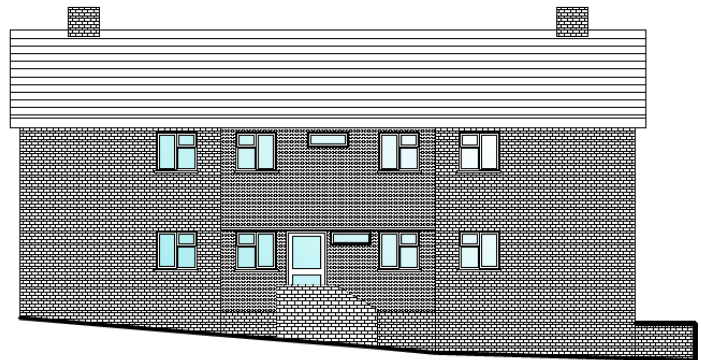
Existing Front Elevation



Existing Side Elevation

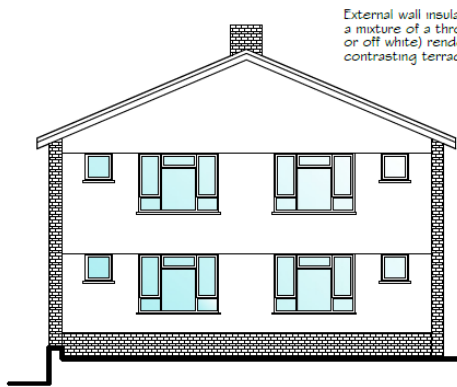


Existing Rear Elevation



Existing Side Elevation

Proposed:



Proposed Front Elevation

External wall insulation to be installed - a mixture of a through colour (light grey or off white) render finish with contrasting terracotta brick slips



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

## PLANNING HISTORY

No relevant planning history.

## CONSULTATIONS

1. Penarth Town Council was consulted on 20 September 2022. To date, no response has been received.
2. The Chief Fire Officer was consulted on 20 September 2022. A response has been received stating no objection to the proposed development.
3. St Augustines Ward members were consulted on 20 September 2022. To date, no responses have been received.

## REPRESENTATIONS

The neighbouring properties were consulted on 20 September 2022. To date, no representations have been received.

## REPORT

### Planning Policies and Guidance

#### **Local 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 Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

#### **Strategic Policies:**

POLICY SP1 – Delivering the Strategy

#### **Managing Development Policies:**

POLICY MD2 - Design of New Development

POLICY MD5 - Development within Settlement Boundaries

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

#### **Future Wales: The National Plan 2040:**

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this planning application:

### Chapter 3: Setting and achieving our ambitions

- 11 Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

### **Planning Policy Wales:**

National planning policy in the form of Planning Policy Wales (Edition 11, 2021) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

The following chapters and sections are of particular relevance in the assessment of this planning application:

#### Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places

### **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 (2016)

### **Welsh National Marine Plan:**

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

### **Supplementary Planning Guidance:**

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

- Residential and Householder Development (2018)

### **Other relevant evidence or policy guidance:**

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

## **Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

### Issues

The main issues to consider include the design, form and visual impact of the proposed EWI on the character of the site and wider street scene.

The site is elevated above Plassey Street, but not particularly prominent as it is set back compared to the adjacent properties. The walls are currently faced in grey spa render, which has become discoloured over time. The works would result in 100mm of insulation being added to the walls, an additional 1.5mm of light grey/off white render and terracotta brick slips to the corners. This may cause a very minor increase in the size of the building, but would not appear excessive. Overall appearance of the building would be improved by the proposal and there will be no negative impacts on the wider street scene.

### REASON FOR RECOMMENDATION

The decision to recommend 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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 – Delivering the Strategy, MD2 - Design of New Development, MD5 - Development within Settlement Boundaries of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance on Residential and Householder Development, Planning Policy Wales 11<sup>th</sup> Edition, Technical Advice Notes 12 – Design, the proposal to add External Wall Insulation to the property would be in keeping with the character of the property and the wider street scene and is therefore considered acceptable in terms of its design.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

## RECOMMENDATION

Deemed planning consent be GRANTED subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

TAL22/31/01 External Wall Insulation work  
Specification - Premium Acrylic 100mm EPS with plinth 1-8 Plassey house,  
CF64 1ER Vale of Glamorgan

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

### NOTE:

**Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.**

**In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).**

**The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.**

**Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.**