



Minutes of the Planning Committee held at noon, 4 December 2019 at 1 Penuel Road, Pentyrch

Present: Cllrs Mike Sherwood, Sandie Rosser, Karen Thomas, Stuart Thomas

1. To receive apologies for absence: Cllrs Simon Davies, Chris Priday
2. To receive any declarations of interest: There were none.
3. To receive the Minutes of any previous Planning Committee that has not yet been to Main Council: there were none.
4. To consider and decide on responses to planning applications

Inside PCC Area

19/02052/DCH ROOF ALTERATION INVOLVING RAISING THE MAIN RIDGE TO CREATE TWO ADDITIONAL BEDROOMS AND A REAR FACING DORMER 16 TREGARTH COURT, CREIGIAU, CARDIFF, CF15 9SY. PCC has previously objected to this application. A neighbour has objected on much the same grounds as PCC. The plans have been slightly revised but the issue of the dormer windows overlooking other properties and the school remains the same.

PCC **RESOLVED** to object to this application and submits the following comments and concerns:

- This is still overdevelopment of the site.
- Car parking congestion that the proposal will cause outside of the school.
- The proposals do not accord with the relevant SPG for Residential Extensions & Alterations, issued by Cardiff Council in November 2017.
- The proposed alterations and additions to the property do not relate well to the character and context of the surrounding area. The proposals are not sympathetic to the context in terms of scale, positioning, detailing and materials. They do not result in a balanced appearance and do not fit comfortably into the wider street scene, particularly as the neighbourhood has a strong style and character.
- The existing roof space is clearly unsuitable for further conversion as the roof pitch is too shallow. Therefore, to achieve sufficient headroom the proposal is for an overly large addition to the roof, which would have a detrimental effect on the character and appearance of the house.
- The proposal to raise the roof significantly means that the height and pitch do not reflect the original, nor the roofs of other nearby buildings. In an area where most roofs are the same height, the raising of the roof of the house will mean that it will look over-dominant and be out of character with the surrounding area. The ridge height of an extension should normally be lower than the original roof to emphasise the distinction between the original dwelling and its addition, and to ensure the subservience of the addition.
- The roof lights proposed to the front elevation are such that their proportions and positioning do not reflect the style and character of the dwelling, and are unduly prominent. The roof lights are unevenly spaced and do not match the features of the existing house.
- The proposed rear facing dormer windows would have a significant impact on the character and appearance of the house and its surrounding area. The dormer windows would not relate well to the existing dwelling, nor to the context of the street or immediate surroundings.
- The proposed dormer window would dominate the original house and would not look as though it was designed as part of the original roof and is inappropriate for the roof upon which it would be located. Such a large, flat roofed dormer would be over-dominant and would cause the property to appear 'top-heavy'.
- The proposed dormer is not subservient to the existing roof and is located too close to the ridge line. The dormer should be set down from the ridge and clear of the hips.

- The roof does not appear to be finished in materials which reflect or complement the main dwelling, nor does it respect any symmetry evident within the existing dwelling and has poor window alignment with those below.
- The position of the proposed dormer is inappropriate in terms of privacy and visual impact on neighbouring properties.

19/03005/DCH REPLACEMENT OF SINGLE STOREY REAR EXTENSION PLUS ALTERATIONS TO EXISTING DORMER TO FRONT OF PROPERTY WITH PROVISION OF NEW FRONT ENTRANCE PORCH | 57 PARC CASTELL-Y-MYNACH, CREIGIAU, CARDIFF, CF15 9NW. This is a very large redevelopment of an existing house. Having discussed this, it was **RESOLVED** to make no comment at this time.

19/02582/MNR PROPOSED CONVERSION OF BARN TO 3 SELF CONTAINED HOLIDAY LETS AND CONSTRUCTION OF 4 SELF CONTAINED HOLIDAY CABINS WITH PARKING BARN AND LAND AT ELM COTTAGE, HEOL-Y-PARC, PENTYRCH, CARDIFF, CF15 9NB. PCC and RFP architects have made objections. The Architect objects on the same ground as PCC on behalf of a local client.

19/03020/DCH REAR SINGLE STOREY ORANGERY EXTENSION GORWELION, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9PN. Having discussed this, it was **RESOLVED** to make no comment at this time.

Outside PCC Area

19/00435/MJR APPLICATION FOR APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 58 DWELLINGS FORMING PART 1 OF PHASE 2B, LAND SOUTH OF LLANTRISANT ROAD PURSUANT TO OUTLINE PLANNING PERMISSION 14/02157/MJR PART 1 OF PHASE 2B, LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF. This contains a response letter to objections and concerns already raised and the NWCG objection letter. Having discussed this, it was **RESOLVED** to make no comment at this time.

19/02891/MJR RE- DISCHARGE OF CONDITION 25 (ROAD TRAFFIC NOISE) OF OUTLINE PERMISSION 16/00106/MJR, PREVIOUSLY DISCHARGED UNDER DISCHARGE OF CONDITION APPLICATION 17/01013/MJR GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD. Revised acoustics report. Having discussed this, it was **RESOLVED** to make no comment at this time.

19/00023/MJR DISCHARGE OF CONDITION 34 (DRAINAGE SCHEME FOR LLANTRISANT ROAD SOUTH) OF 14/02157/MJR, FUTHER TO THE PARTIAL DISCHARGE OF CONDITION 34 UNDER DISCHARGE OF CONDITION APPLICATION 18/ 01424/MJR LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF. More on the surface water drainage in the Herbert March Close catchment area. It was **RESOLVED** to respond with PCC's expresses concern that if this scheme is not done correctly with all experts coming to a consensus that the A4119 arterial route and surrounding roads could become subject to very regular flooding. Evidence of this has already been seen in the local area twice in the last few months.

5. Date of the next meeting: Wednesday December 18 2019

Signed _____ Dated January 20 2020