

THE VALE OF GLAMORGAN COUNCIL

VALE OF GLAMORGAN CONSERVATION  
AREA ADVISORY GROUP :

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

**2012/00910/FUL** Received on 22 August 2012

Mr. Steve Burge,, 97, Plymouth Road, Penarth, Vale of Glamorgan, CF64 3DE  
Stedman Architectural,, Suite 18, Big Yellow Storage, 65, Penarth Road, Cardiff,  
CF10 5DL

**99A, Plymouth Road, Penarth**

Proposal to demolish existing 3 bedroom semi detached residential dwelling and  
construct 4 bedroom sustainable residential dwelling

The development/property is situated within the Penarth Conservation Area.

The application was advertised on 21 September 2012

Site Description and Context

The application site comprises an existing two storey, part hipped, part flat roofed, semi-detached dwellinghouse, with detached single garage to the rear. The property is attached to the rear of No. 99 Plymouth Road. The building has the scale and form of an annexe to that larger dwelling, although it is now an independent dwelling with its own residential curtilage, and vehicular access onto Plymouth Road, with pedestrian access onto the rear lane. The property is currently vacant.

The site lies within both the Penarth Conservation Area and the residential settlement boundary for Penarth as defined in the Unitary Development Plan.

Description of Development

This is an application for full planning permission for the demolition of the existing four bed dwelling and its replacement with a detached three storey, three / four bed dwelling. The existing detached single storey garage will also be demolished. The proposed part pitched roof, part flat roofed building will be positioned in a similar location to the existing, being approximately 1.3m from the rear elevation of No. 99 Plymouth Road, and projecting beyond the side elevation, approximately 0.95m off the boundary with No. 97 Plymouth Road. The footprint of the two storey element of the building will measure approximately 5.9m x 12.8m, with the flat roof wing measuring approximately 5.2m x 8.8m. The proposed height of the pitched roof section will measure approximately 9.4m to the ridge, with the flat roof section being approximately 5.8m in height.

The design approach is a contemporary one, including features such as full height glazing; a first floor 'triangular' balcony with glass balustrade on the rear elevation; a flat roofed entrance porch with mirror cladding on the front elevation; a defined 'overhang' to the upper floors; and external finishes of through coloured rendered walls, slate pitched roof, Trelleborg eco membrane flat roof, and aluminium double glazed windows and doors.

The new dwelling will utilise the existing vehicular entrance onto Plymouth Road, which will give access onto a new hardstanding forecourt parking for two cars to the front of the dwelling to replace the existing garage to the rear. Beyond the two parking bays a small landscaped area will give way to a paved area which will include provision for bin/recycling storage and cycle parking.

The application is accompanied by a Design and Access Statement (DAS).

### Relevant Planning History

2012/00911/CAC : Proposal to demolish existing three bedroom semi detached residential dwelling and construct four bedroom sustainable residential dwelling. Yet to be determined.

Former Penarth Urban District 4199 : No. 99 Plymouth Road. Conversion to two houses. Approved 16 May 1955.

### Issues

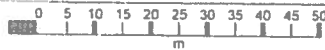
The site lies within both the defined residential settlement boundary for Penarth and within the Penarth Conservation Area. As such policies of relevance to the assessment of the application will include, Policies ENV17 - Protection of the Built and Historic Environment; ENV20 - Development in Conservation Areas; ENV21 - Demolition in Conservation Areas; ENV27 - Design of New Development; and HOUS2 & 8 - Residential Development Criteria of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on the Penarth Conservation Area and the Penarth Conservation Area Appraisal and Management Plan; and national guidance contained in Planning Policy Wales Edition 4, February 2011, TAN12-Design and Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas (as amended By Circular 1/98-Planning and Historic Environment: Directions).

It is noted that a separate Conservation Area Consent application has been submitted for the demolition of the existing dwelling and garage and one of the considerations will be to assess to what extent, if any, the existing buildings contribute to the character and appearance of the Conservation Area. In addition WO Circular advises:

*“Consent for demolition should not be given unless there are acceptable and detailed plans for redevelopment.”*

With regard to the proposed new build works the principal issue will be the impact on the setting of this part of the Penarth Conservation Area and whether it serves to preserve or enhance that character. The site is located within the Esplanade and Gardens Character Zone as identified in the Penarth Conservation Area Appraisal. In addition both 99 and 99A Plymouth Road are identified as 'Positive Buildings' within the Appraisal. The Appraisal also recognises the importance of the tree lined road, which enhances the intimacy of the street.

1200910 FUL



VALE OF GLAMORGAN COUNCIL  
(PLANNING DIVISION)

22 AUG 2012

OS Mastermap  
August 2012, ID: BW1-0017 1004  
www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 318493 E, 170786 N

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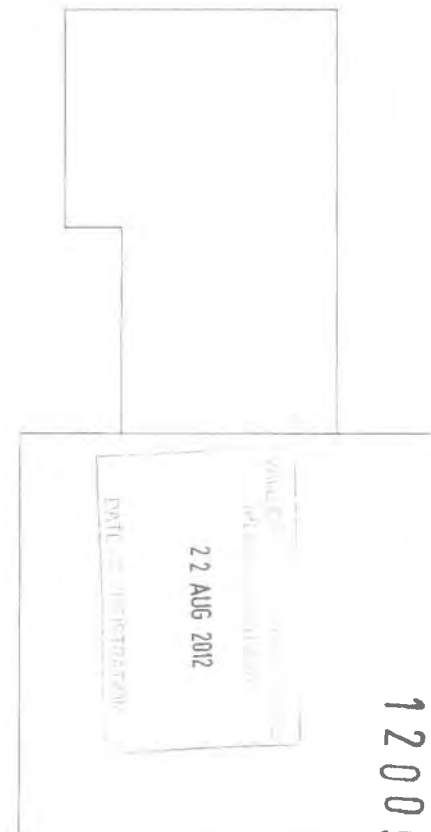
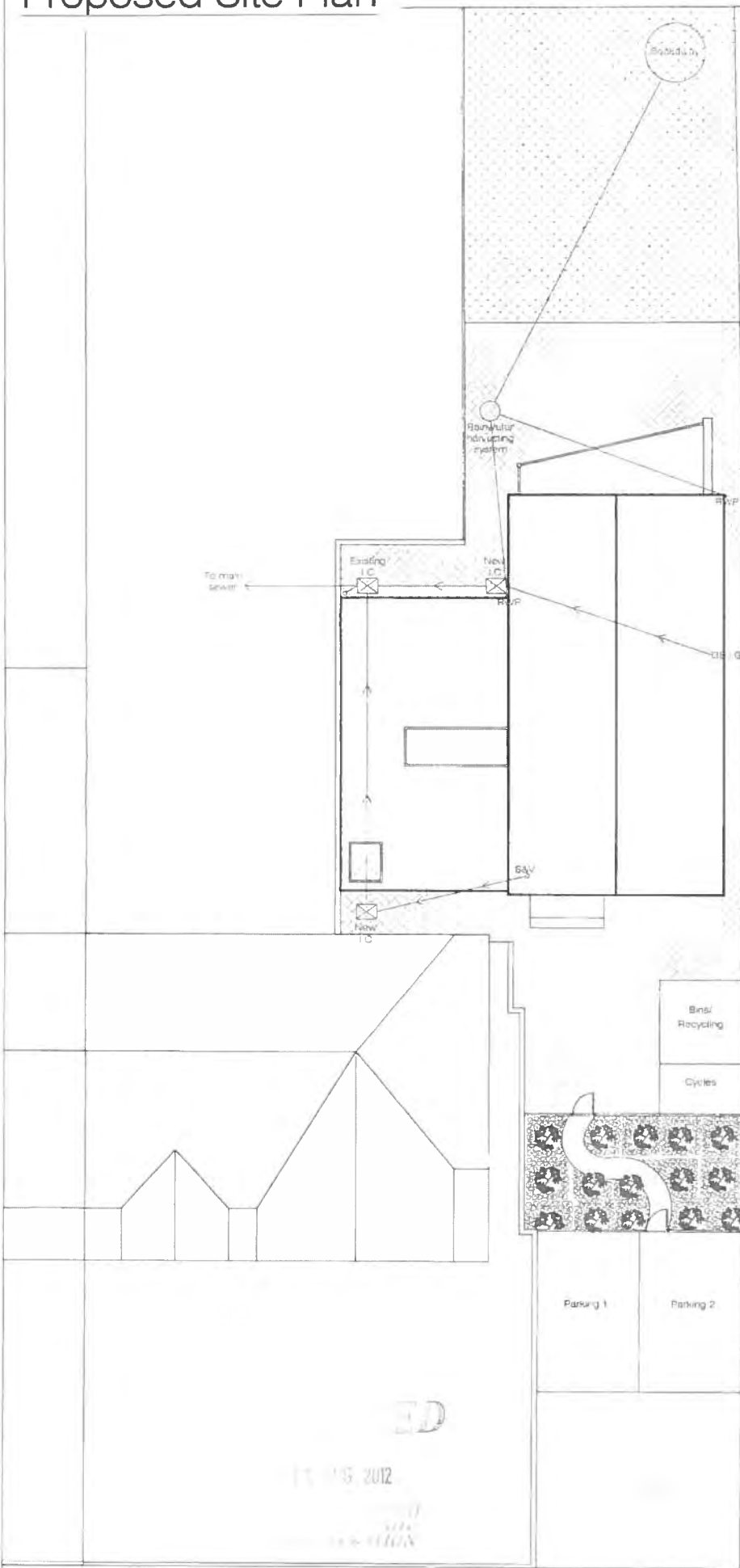
DATE OF REGISTRATION



**BLACKWELL'S**  
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# Proposed Site Plan



**Stedman Architectural**  
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Tel No 02920 228696 E Mail stedmanarchitectural@googlemail.com  
Proposed Site Plan  
99A Plymouth Road, Penarth  
Scale 1:125 Date 01/08/12 Dwg No 2231-06

Proposed Elevations



Front (East) Elevation

FILE OF PLANNING PERMISSIONS  
 PLANNING DIVISION  
 22 AUG 2012  
 DATE OF REGISTRATION

RECEIVED  
 22 AUG 2012

- 1. Through coloured render.
- 2. Grey aluminium double glazed windows/doors.
- 3. Slate pitched roof.
- 4. Trelleborg eco membrane flat roof.
- 5. Glass balcony ballustrading.
- 6. Mirror Cladding.

**Stedman Architectural**  
 Big Yellow Storage 85 Penarth Rd Cardiff CF10 5DL  
 Tele No. 02920 226886 E Mail stedmanarchitectural@googlemail.com  
 Proposed Elevations  
 99A Plymouth Road Penarth  
 Scale 1:100 Date 01/08/12 Dwg No 2231 10



Rear (West) Elevation

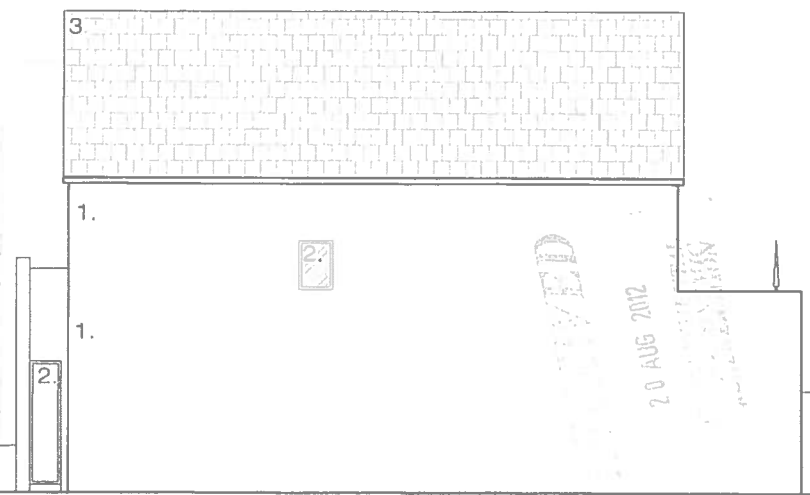
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Proposed Elevations



VALE OF CLAMOR (PLANNING DIVISION)  
 22 AUG 2012  
 DATE OF REVISION

Side (South) Elevation



20 AUG 2012  
 DATE OF REVISION

- 1. Through coloured render.
- 2. Grey aluminium double glazed windows/doors.
- 3. Slate pitched roof.
- 4. Trelleborg eco membrane flat roof.
- 5. Glass balcony ballustrading.
- 6. Mirror Cladding.

Side (North) Elevation

Stedman Architectural  
 89 Yellow Springs Rd, Penarth Rd Cardiff CF10 5SL  
 Tele No: 02920 228068 E Mail: stedman@stedmanarchitectural.co.uk  
 Proposed Elevations  
 99A Plymouth Road Penarth  
 Scale 1:100 Date 01/08/12 Dwg No. 2231.11