

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 2 MAY, 2019**

Page	Application	Location	Item No.	Description
P.33	2018/01288/FUL	21, Plassey Street, Penarth	1	Comment from Councillor Neil Thomas regarding continued objections.
			2.	Comment from the Applicant regarding window heights and finishes.
P.60	2017/00818/FUL	Side Garden, The Pound, Duffryn Lane, St. Nicholas	3.	Case Officer – Issues in relation to boundary wall. Additional Condition No. 18: Notwithstanding the submitted plans and details, prior to the commencement of development, revised details (including plans and sections) of the site to include the alterations necessary to provide the required visibility splay shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to beneficial occupation and shall thereafter be so retained. Reason: To safeguard visual amenity and highway safety, as required by Policies MD2 (Design of New Development), SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 2 May 2019

Application No.: 2018/01288/FUL	Case Officer: Mr. Morgan P. Howell
Location: 21, Plassey Square, Penarth Proposal: Demolition of existing single storey rear extension and construction of a new single and two storey extension to rear. Loft conversion to form bedroom with en suite, including a dormer to the rear elevation. New side elevation windows at first-floor level	

From:

Councillor Neil Thomas

Summary of Comments:

Councillor Thomas has indicated that he is still receiving comments from neighbours who are still concerned about this application and he would still like it to be considered by the committee as despite the amendments, the scheme is still considered unneighbourly by the neighbours.

Officer Response:

All matters relating to the scheme and raised as neighbour impacts have been covered within the officer report.

Action required:

No action required

Howell, Morgan P

From: Thomas, Neil C (Cllr)
Sent: 04 February 2019 20:26
To: Planning
Subject: Re: Planning Application Consultation2018/01288/FUL21, Plassey Square, Penarth

I have been receiving comments from neighbours who are still concerned about this application and I would still like it to be considered by the committee as they feel that even with the amendments it is still unneighbourly

Regards and Thanks again

Sent via Vale of Glamorgan Council corporate mobile email/ Wedi'i anfon o MDM corfforaethol Cyngor Bro Morgannwg Correspondence is welcomed in Welsh or English / Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

----- Original Message -----

Subject: Re: Planning Application Consultation2018/01288/FUL21, Plassey Square, Penarth
From: "Thomas, Neil C (Cllr)" <[REDACTED]>
Date: 23 Jan 2019, 21:21
To: Planning <Planning@valeofglamorgan.gov.uk>

It's difficult to gauge the amendments on my phone but from what I can make out I can see they have omitted the skylight from the rear ground floor roof and stepped in the first floor extension slightly.

Is there still a problem with the amount of residual amenity space which I recall being an issue with the original plan given the increase in accommodation.

Have they addressed the unneighbourly overmassing of the build and is there still an issue with regards to overlooking and overbearing regarding the neighbours on Plassey Street?

As I recall all these were problematic for the first draft and would need addressing.

I reserve my right to comment further pending further information from yourself

Regards

Sent via Vale of Glamorgan Council corporate mobile email/ Wedi'i anfon o MDM corfforaethol Cyngor Bro Morgannwg Correspondence is welcomed in Welsh or English / Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

----- Original Message -----

Subject: Planning Application Consultation2018/01288/FUL21, Plassey Square, Penarth
From: Planning <Planning@valeofglamorgan.gov.uk>
Date: 23 Jan 2019, 16:36
To: "Thomas, Neil C (Cllr)" <[REDACTED]>

Please find attached a letter regarding a planning application submitted to the Vale of Glamorgan Council. If this is a consultation letter, please respond to this consultation through the link provided in the attached letter. Please note that your comments may be made available online for interested persons to view.

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 2 May 2019**

Application No.: 2018/01288/FUL	Case Officer: Mr. Morgan P. Howell
Location: 21, Plassey Square, Penarth Proposal: Demolition of existing single storey rear extension and construction of a new single and two storey extension to rear. Loft conversion to form bedroom with en suite, including a dormer to the rear elevation. New side elevation windows at first-floor level	

From:**Agent for application- Ms. Hayley Clare****Summary of Comments:**Email on 5th Feb 2019

The agent has responded to an email from the officer regarding the window heights of the bedroom windows internally. It has been indicated that although a sectional drawing has not been provided, the bedroom 1 - windowsill will be 1.9 mtrs from the bedroom floor level. It will be a high window, which will have obscured glass, both sections will open for fresh air but the window will be fitted with opening restrictors for safety, limiting any opening.

Email on 19 April 2019

The agent has indicated that the finishing materials of the extensions would match the dwelling.

Officer Response:

The information does provide some clarification on the window height internally, however, a conditions has been attached to the windows facing these neighbours to require them to be at least 1.7m from the internal floor height, which does mitigate any overlooking issues.

Action required:

No further action required

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[REDACTED]

From: Hayley Clare [REDACTED]
Sent: 05 February 2019 15:18
To: Planning
Subject: RE: Planning Application 2018/01288/FUL - 21, Plassey Square, Penarth

Hi Yvonne

I do not have a sectional drawing but can confirm that the bedroom 1 - windowsill will be 1.9 mtrs from the bedroom floor level

It will be a high window, which will have obscured glass, both sections will open for fresh air but the window will be fitted with opening restrictors for safety, limiting any opening that may occur

Hope this clarifies and if you need anything else please let me know

Hayley

-----Original Message-----

From: Planning@valeofglamorgan.gov.uk <Planning@valeofglamorgan.gov.uk>

Sent: 05 February 2019 13:57

To: [REDACTED]

Subject: Planning Application 2018/01288/FUL - 21, Plassey Square, Penarth

Dear Mrs Clare,

Further to your submission of amended plans, please could you provide further clarification on the following.

Please could you provide a section showing the cill height of the side elevation window to bedroom 1 from floor level in the room. Also can you advise whether this will be openable?

Regards

Yvonne Prichard
Senior Planner

Howell, Morgan P

From: Hayley Clare [REDACTED]
Sent: 19 April 2019 10:39
To: Planning
Subject: Planning Application 2018/01288/FUL - 21, Plassey Square, Penarth

Hi

As requested yesterday I can confirm that the new extensions will be a smooth render in keeping with the street and will be painted white

All roof tiles will match existing and the dormer external walls will have hanging tiles as per the vale of Glamorgan preferred guideline for dormers

If you need any further information please let me know

Hayley

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 2 May 2019**

Application No.: 2017/00818/FUL	Case Officer: Mr. Peter D.J. Thomas
Location: Side Garden, The Pound, Duffryn Lane, St. Nicholas	
Proposal: Construction of four bedroom detached house in the side garden of 'The Pound', Duffryn Lane, St. Nicholas	

From:

Peter Thomas

Summary of Comments:

The applicant's agent has submitted an email confirming the height of the boundary wall to be approximately 600mm. However, it has come to light that the wall is in fact over 800mm in height.

Officer Response:

Measurements of the wall taken on site confirm the wall is above 800mm. This means that the visibility splays required by the Highway Authority cannot be achieved without alteration to the wall.

It is noted that the wall is a relatively modern construction and appears contemporary with the existing dwelling. Its alteration is, therefore, considered acceptable.

Action required:

It is recommended a further condition is included to require submission of details of alterations that will be required to meet the requirements of the Highway Authority.

Notwithstanding the submitted plans and details, prior to the commencement of development, revised details (including plans, elevations, sections and method statements) to include the alterations necessary to provide the required visibility splay shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to beneficial occupation and shall thereafter be so retained.

Reason:

To safeguard visual amenity and highway safety, as required by Policies MD2 (Design of New Development), SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.