

PLANNING COMMITTEE

Minutes of a meeting held on 5th January, 2017.

Present: Councillor F.T. Johnson (Chairman); Councillors Ms. R. Birch, J.C. Bird, Ms. B.E. Brooks, Mrs. P. Drake, J. Drysdale, C.P. Franks, E. Hacker, H.C. Hamilton, Mrs. V.M. Hartrey, N.P. Hodges, H.J.W. James, P.G. King, A. Parker, R.A. Penrose, Mrs. A.J. Preston, G. Roberts and A.C. Williams.

Also present: Councillors Dr. I.J. Johnson, Ms. R.F. Probert and S.T. Wiliam.

Councillor Ms. R.F. Probert spoke on Application Number 2016/00219/FUL in her capacity as the local Member for the Illtyd Ward.

Councillor S.T. Wiliam spoke on Application Number 2016/00219/FUL in his capacity at the local Member for the Baruc Ward.

List of Public Speakers:

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Ms. Anne Greagsby	2015/01449/FUL - Northcliffe Lodge, Northcliffe Drive, Penarth	Objector to the application or their representative
Mr. Sam Courtney	2015/01449/FUL - Northcliffe Lodge, Northcliffe Drive, Penarth	The applicant or their representative
Mr. Laurence Blight	2016/00219/FUL - United Reform Church, Windsor Road, Barry	Objector to the application or their representative
Mr. Jon Hurley	2016/00219/FUL - United Reform Church, Windsor Road, Barry	The applicant or their representative
Mr. Simon Baston	2016/00219/FUL - United Reform Church, Windsor Road, Barry	The applicant or their representative
Mr. Michael Jarvis	2016/01247/FUL - 10 Knowbury Avenue, Penarth	Objector to the application or their representative
Mrs. Barbara Jarvis	2016/01247/FUL - 10 Knowbury Avenue, Penarth	Objector to the application or their representative
Mrs. Katy Smart	2016/01247/FUL - 10 Knowbury Avenue, Penarth	The applicant or their representative

657 ANNOUNCEMENT -

Prior to the commencement of business of the Committee, the Chairman read the following statement:

“May I remind everyone present that the meeting will be broadcast live via the internet and a record archived for future viewing”.

658 APOLOGIES FOR ABSENCE -

These were received from Councillor Mrs. M.R. Wilkinson (Vice-Chairman), Councillors L. Burnett and A.G. Powell.

659 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 15th December, 2016 be approved as a correct record.

660 DECLARATIONS OF INTEREST -

Name of Councillor	Nature of Interest
Councillor Ms. R. Birch	Agenda Item No. 9 - Planning Application 2015/01449/FUL - Northcliffe Lodge, Northcliffe Drive, Penarth. Councillor Ms. Birch is a Councillor for Penarth Town Council.
Councillor N.P. Hodges	Agenda Item No. 9 - Planning Application - 2016/00219/FUL - United reformed Church, Windsor Road, Barry. Councillor Hodges is a near neighbour and a local resident. Councillor Hodges vacated the room whilst this application was under consideration.
Councillor G. Roberts	Agenda Item No. 9 - Planning Application 2015/01449/FUL - Northcliffe Lodge, Northcliffe Drive, Penarth. Councillor Roberts is a Councillor for Penarth Town Council.
Councillor A.C. Williams	Agenda Item No. 9 - Planning Application 2015/01449/FUL - Northcliffe Lodge, Northcliffe Drive, Penarth. Councillor Williams is a Councillor for Penarth Town Council.

661 SITE INSPECTIONS -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 15th December, 2016 be noted:

Apologies for Site Inspections (a) and (b) were received from Councillors Mrs. P. Drake, E. Hacker, H.C. Hamilton, R.A. Penrose, A.G. Powell and Mrs. M.R. Wilkinson.

- | | | |
|-----|---|--|
| (a) | Land adjacent to A4226, Five Mile Lane, Barry | Councillor F.T. Johnson (Chairman);
Councillors H.J.W. James and A. Parker, |
| (b) | Land at Court Close, Aberthin | Councillor F.T. Johnson (Chairman);
Councillors H.J.W. James and A. Parker, |

662 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) -

RESOLVED -

- (1) T H A T the passed Building Regulation Applications as listed in the report be noted.
- (2) T H A T the rejected Building Regulation Applications be noted
- (3) T H A T the service of Notices under Building (Approved Inspectors Etc.) Regulations 2000 as listed in the report be noted.

663 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) -

RESOLVED - T H A T the report on the following applications as determined under delegated powers be noted:

Decision Codes

- | | |
|--|---|
| A - Approved | O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement |
| C - Unclear if permitted (PN) | B - No observations (OBS) |
| EB EIA (Scoping) Further information required | E Split Decision |
| EN EIA (Screening) Not Required | G - Approved the further information following "F" above (PN) |
| F - Prior approval required (PN) | N - Non Permittal (OBS - objections) |
| H - Allowed : Agricultural Condition Imposed : Appeals | NMA – Non Material Amendments |
| J - Determined by NAFW | Q - Referred to Secretary of State for Wales (HAZ) |
| L - Approved <u>AND</u> refused (LAW) | |

P - Permittal (OBS - no objections) S - Special observations (OBS)
 R - Refused U - Undetermined
 RE - Refused (Enforcement Unit Attention)
 V - Variation of condition(s) approved

2014/01424/1/N MA	A	Land off Heol Fain, Wick	Non-material amendment-change of wording on conditions 4, 5, 7, 15, 17, 20 & 24. Change of use of agricultural land to residential development (C3) including the development of 124 residential dwellings, public open space, landscaping, highway improvements and associated engineering works
2014/01442/1/N MA	A	7, Esplanade Building, Friars Road, Barry Island	Variation to Condition 3 of Planning Permission 2014/01442/FUL for the change of use from A1 to mixed use A1/A3 shop and coffee shop, with associated work including layout changes within the site, to allow for the sale of limited hot foods in accordance with the submitted details.
2015/00218/1/N MA	A	Rosedew Farm, Beach Road - Junction Mill Lay Lane to Beach, Llantwit Major	Non Material Amendment - Construction of ground mounted solar PV project and associated development
2015/00573/2/N MA	A	Land at Biglis Farm, Barry	Minor changes to fence-line, groupings of transformer and inverter buildings, re-positioning of WPD substations and the combination of client substation and transformer.

2015/01215/1/N MA	A	Springfield, Graig Penllyn	New two storey, three bedroom detached dwelling house and detached double garage in existing residential plot
2015/01256/1/N MA	A	Land at rear of 11, Whitcliffe Drive, Penarth	Non Material Amendment - Addition of window at high level. Proposed new dwelling house
2016/00549/LBC	A	Pound Cottage, 2, Penlan Road, Llandough, Penarth	Extension. To fully repair the thatched roof of the property. Replace existing kitchen/bathroom floor. Improve the present staircase. Install a shower room on the first floor and install dwarf railings on the outside of the property and ground floor extension
2016/00679/FUL	A	Cobbles Deli and Kitchen, Ty Maen Barns, Ogmored by Sea	Proposed internal/external alterations, installation of extraction unit/flue and replacement roof at Ty Maen Barns. Change of use of barn to A3 (food and drink) use and change of use of North West corner of site to car parking
2016/00709/FUL	A	2, Cardiff Road, Dinas Powys	Proposed two storey dwelling at the side of number 2, Cardiff Road
2016/00742/FUL	A	Plot 3 - The Old Dairy, Brook Farm, Lane, Llanmaes	Proposed garden shed
2016/00756/LBC	A	Cobbles Deli and Kitchen, Ty Maen Barns, Ogmored by Sea	Proposed internal/external alterations, installation of extraction unit/flue and replacement roof at Ty Maen Barns to facilitate change of use of barn to A3 (food and drink) use

2016/00839/1/N MA	A	Ffynnon Deilo, Trehedyn Lane, Pendoylan	Non-material Amendment- Door types amended & size and layout of window amended. Erection of new detached single storey building
2016/00931/FUL	A	177, Stanwell Road, Penarth	Providing two habitable rooms in the loft space and fit window in front gable
2016/00971/FUL	A	84, Shakespeare Avenue, Penarth	Proposed single storey rear extension and 2 storey side extension to increase accommodation space including new porch and garage
2016/00975/LAW	A	16, Boverton Court, Llantwit Major	Use of outbuilding at the back of property as a small hair studio
2016/00988/FUL	A	2, Waun Gron, Llantwit Major	Retention of double garage converted into an ancillary office and store room. The two single garage doors have been replaced with stud walls and windows
2016/01000/FUL	A	Wallas Farm, Ewenny	Three bay steel framed agricultural building within existing extension onto range of modern buildings
2016/01025/FUL	A	14, Fferm Goch, Llangan	Demolition of single storey section of house and garage and construction of a part single part double storey extension
2016/01037/FUL	A	16, Brockhill Way, Penarth	Single storey rear extension and new entrance porch

2016/01038/FUL	A	72, Castle Avenue, Penarth	2 Storey rear extension to create open plan kitchen/dining area at ground floor. First floor to benefit from new master bedroom with en-suite and access to dormer loft room. Single storey side extension to create through way store/utility space
2016/01097/FUL	A	1, Brig y Don Hill, Ogmore by Sea	Two storey side and single storey rear extension
2016/01110/FUL	R	33, Station Road, Penarth	Proposed conversion and loft conversion to existing property to form 3 self-contained apartments and construction of new detached dwelling
2016/01111/FUL	A	44 Walston Road, Wenvoe, Cardiff, CF5 6AW	Raised platform/concrete base with wooden fence on top of a boundary wall
2016/01123/FUL	A	7, Church Avenue, Penarth	New Garage and seating area to rear garden
2016/01130/LBC	A	Joyell Ltd, 9, Windsor Road, Penarth	To re-paint the shop front at 9 Windsor Road, Penarth. The building is a Victorian era Grade II listed building
2016/01132/FUL	A	Abernant Cottage, Llancarfan	Erection of a small scale agricultural building
2016/01135/FUL	A	Lougher Moor, Morfa Lane, Llantwit Major	Proposed manege
2016/01136/FUL	A	Greenfield, East Street, Llantwit Major	Conversion of attic space to bedrooms, plus provision of Velux roof windows to rear of property for light
2016/01140/FUL	A	Ty Newydd y Bryn, Trehedyn Lane, Peterston Super Ely	Building to house wood gasification log boiler and cylinder

2016/01141/FUL	A	The Orchard., Penllyn Village, Penllyn	Building of existing single storey rear extension
2016/01143/FUL	A	Portobello House, B4524 Ogmore Road at Ogmore, Ogmore	Re-roofing of existing property, minor alterations to fenestration. New first floor extension to side of the property. New sun lounge with new external staircase to the rear and new porch to front of the existing dwelling. Formation of new hard standing for one vehicle with gated access. Existing boundary wall to river to have existing concrete coping removed. New concrete coping provided and clear glass balustrade/guarding fitted to top of wall. Maximum height to be 1.1m
2016/01144/FUL	A	The Waverley Care Centre, 122-124 Plymouth Road, Penarth	Variation of condition 2 of 2015/00189/FUL to allow for the addition of some extra accommodation to the ground floor footprint
2016/01148/FUL	A	1, Goscombe Drive, Penarth	Single storey extension to house a bedroom and a shower room for a disabled facilities grant scheme
2016/01149/FUL	A	15, Clos Tawe, Barry	Single storey rear extension
2016/01152/FUL	A	30, Rhoose Road, Rhoose	Lean to roof porch to the front of the dwelling
2016/01153/FUL	A	34, Maes Glas, Barry	To construct to rear garden new sun lounge

2016/01154/FUL	A	7, Marine Parade, Penarth	Existing detached garage block is to be extended and converted to house an indoor swimming pool complete with ancillary accommodation
2016/01156/ADV	A	3, Andrews Buildings, Stanwell Road, Penarth	Fascia sign and vinyl lettering
2016/01157/FUL	A	3, Highwalls Road, Dinas Powys	Single storey rear extension & terrace. Side single storey extension to existing boundary. car park space in front garden
2016/01159/FUL	A	76, Winston Road, Barry	Ground floor side and rear extension
2016/01161/FUL	A	2, Marsh Cottages, East Aberthaw	Demolition of an existing side extension and erection of replacement single storey and two storey extension
2016/01162/FUL	A	21, Crib y Sianel, Rhoose	Addition of glass canopy and posts to exterior of property
2016/01163/FUL	A	Warren Farm, Pendoylan	Demolish existing sun room to the North of the dwelling and construct a double storey extension in its place, comprising of an extension to the existing dining room and an additional bedroom with en-suite to the first floor
2016/01164/FUL	A	1, Four Acre, Llantwit Major	2 storey side extension
2016/01165/FUL	A	Broadgate House, The Broad Shoard, Cowbridge	Proposed extension with garage conversion

2016/01166/FUL	A	36, Cwm Barry Way, Barry	A new single storey rear extension as a kitchen dayroom to replace the existing rear extension, on the same footprint
2016/01169/FUL	A	15, Glebe Street, Penarth	Removal of Condition 6 of 2010/00438/FUL (Change of use to Patisserie and Deli Shop, to include seating area and take away). Change to include Sunday opening
2016/01170/FUL	A	Westra Cottage, Westra, Dinas Powys	Proposed alterations to rear elevation and internal layout
2016/01171/FUL	A	Ground Floor, 48a, Eastgate, Cowbridge	Consent to include ancillary D1 use
2016/01172/FUL	A	3, Norman Cottages, Michaelston Le Pit Road, Michaelston Le Pit	New two storey side extension and various associated internal renovation works
2016/01173/FUL	A	11, Cae Gwyn, Penarth	Revision to permission for single storey rear extension (2016/00532/FUL) to include single storey side extension
2016/01175/FUL	A	14, Cefn Mount, Dinas Powys	Revised means of enclosure, including canopy area.
2016/01177/FUL	A	Thursday House, Llanmaes Road, Llanmaes	Demolition of attached garage and erection of two storey granny annexe and single storey extension to main house

2016/01179/FUL	A	25, Trem y Don, Barry	Proposed two storey rear extension in place of existing single storey extension. New entrance door and screen with new balustrading at first floor to existing balcony above garage
2016/01183/LAW	A	27, St Johns Close, Cowbridge	Single storey kitchen extension
2016/01184/FUL	A	51, Gwenfo Drive, Wenvoe	Proposed two storey side extension and single storey front extension
2016/01185/FUL	A	Beech Lodge, Ham Lane South, Llantwit Major	Refurbishment of existing 1960s bungalow, addition of new single storey extension to the rear elevation; addition of dormer extension to the rear roof plane and conversion of associated detached garage with WC and store into home office and utility room
2016/01186/FUL	A	West Quay Medical Centre, Hood Road, Barry	Creation of 8 no. additional staff parking spaces in underutilised part of site
2016/01187/FUL	A	8, Hastings Avenue, Penarth	First floor rear extension with loft conversion complete with hip to gable and dormer to rear
2016/01188/FUL	A	5, Rookery Close, Sully	Single storey ground floor rear and side extension for domestic accommodation
2016/01189/FUL	A	85, Lavernock Road, Penarth	Demolish existing WC and construct new WC and utility room
2016/01201/FUL	A	10, The Limes, Cowbridge	Rear link extension from the main house to the existing garage

2016/01203/ADV	A	West Quay Medical Centre, Hood Road, Barry	Proposed new addition to existing primary signage as part of practice profile
2016/01215/FUL	A	7, Ashby Road, Sully	Decking and new fence at rear of property
2016/01216/FUL	A	5, Joseph Parry Close, Llandough, Penarth	Extension to roof above garage and erection of porch
2016/01226/ADV	A	Trinity Methodist Church, Woodland Place, Penarth	Retention of two new noticeboards
2016/01227/FUL	A	8, Highgrove, Ystradowen	Single storey orangery extension to rear of property
2016/01243/LAW	A	26, Trebeferad, Boverton, Llantwit Major	Two storey rear extension and single storey rear conservatory
2016/01270/FUL	A	112, Dock View Road, Barry	Solid roof porch extension to principal elevation
2016/01281/PNO	A	Barry Railway Station, Broad Street, Barry	Proposed construction of an Access for All footbridge incorporating lifts
2016/01303/OBS	N	Land off Parc Crescent, Waterton Industrial Estate, Bridgend	Extension to existing caravan storage area
2016/01304/OBS	B	Barry Harbour at Sea	Marine licence for disposal of maintenance dredgings
2016/01313/PND	A	Ysgol y Ddraig, Eagleswell Road, Boverton	Demolition of school building, associated structures and demountable building
2016/01333/LAW	A	31, Byrd Crescent, Penarth	Loft conversion with rear dormer

2016/01344/OBS	B	Land North of Llantrisant Road, Adjacent to Clos Parc Radyr, Cardiff	Reserved matters application for outline planning (14/02157/MJR) for the development of 126 dwellings forming part of phase 1a of land to the North and South of Llantrisant Road, detailed consent requested for all outstanding matters
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664 APPEALS (HRP) -

RESOLVED –

- (1) T H A T the Planning Appeals received as detailed in the report be noted.
- (2) T H A T the Enforcement Appeals received as detailed in the report be noted.
- (3) T H A T the Planning Appeal Decisions as detailed in the report be noted.
- (4) T H A T the Enforcement Appeals Decisions as detailed in the report be noted.
- (5) T H A T the statistics relating to Appeals for April 2016 to March 2017 as detailed in the report be noted.

665 TREES (HRP) -

(i) Delegated Powers –

RESOLVED – T H A T the following applications determined by the Head of Regeneration and Planning under delegated powers be noted:

Decision Codes

A - Approved
E Split Decision

R - Refused

2016/01040/TPO	E	5, The Mount, Dinas Powys	Fell Sycamore in rear garden and reduce Sycamore by 30% centre of lawn
2016/01059/TPO	A	16, Park Road, Penarth	Remove Pine tree in rear garden TPO No. 03-2012

2016/01168/TPO	A	25, The Verlands, Cowbridge	Pollard an Acer Saccharinum TPO no. 16- 1998
2016/01174/TPO	A	Land at 1, Kingscombe Cottages, Factory Road, Llanblethian, Cowbridge	50% reduction of Willow. TPO No. 07, 1973
2016/01211/TPO	A	Land at 10, The Paddocks, Cowbridge	Pollard Ash tree in Tree Preservation Order No. 04, 1986
2016/01212/TPO	A	Land at Grange Avenue, Wenvoe	Fell one tree and reduce crown and canopy of 3 trees in Tree Preservation Order 04, 1951
2016/01239/TCA	A	Land at Quarry House, Colwinston	Remove Leylandii hedgerow in Colwinston Conservation Area
2016/01240/TCA	A	Land at Cross Green, Llancarfan	Remove dead Cedar tree in Llancarfan Conservation Area
2016/01241/TCA	A	Church of the Blessed Virgin Mary, Penmark	Crown raise 1 No. Horse Chestnut and reduce height of 5 No. Leylandi Cypress in Penmark Conservation Area
2016/01253/TCA	A	Land at Glebe Farm, St Hilary	Crown lift of 4 Ash trees in St. Hilary Conservation Area
2016/01257/TCA	A	37, Stanwell Road, Penarth	Fell a Sycamore tree in the Penarth Conservation Area
2016/01266/TCA	A	Land at Coopersale House, Piccadilly, Llanblethian	Works to 2 x Silver Birch, 1 x Sycamore and 1 x Horse Chestnut in the Llanblethian Conservation Area
2016/01292/TPO	A	Land outside St Lythans Park, Old Port Road, Culverhouse Cross	Raising of canopy to tree 'T7' of TPO Plan HTVTPO72012

666 PLANNING APPLICATIONS -

Having considered the applications for planning permission and, where necessary, the observations of interested parties, it was

RESOLVED - T H A T in pursuance of the powers delegated to the Committee, the following applications be determined as indicated and any other necessary action be taken:

2015/01449/FUL Received on 10 December 2015

Celtic Developments (Penarth) Ltd. 28, Sturmi Way, Village Farm Industrial Estate, Bridgend, CF33 6BZ

Mr. Sam Courtney LRM Planning Ltd. , 22, Cathedral Road, Cardiff, CF11 9LJ

Northcliffe Lodge, Northcliffe Drive, Penarth

Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, provision of a footpath link, replacement tree planting and landscaping and associated works

A Motion was put forward to refuse the application on the basis of consideration of TAN 14 (Figure 3) and the potential impact on the character and appearance of the coastal zone with particular regard to the nearby listed building and conservation area.

An adjournment took place to allow the Committee to receive advice from officers.

REFUSED

Reason for decision

1. The proposed development is considered to be contrary to the aims of Policies HOUS 2 - Additional Residential development, HOUS 8 – Residential Development Criteria and ENV 27 - Design of New Developments, of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the advice contained within Planning Policy Wales and Technical Advice Note 12 (Design) for the following reason: It is considered that the proposed buildings are of an excessive size, massing and form and fail to have regard to the context of the site, would appear as over scaled and incongruous within the streetscene and within its coastal headland context, and would fail to either preserve or enhance the character of the nearby Conservation Area or Listed Buildings. The development would therefore be contrary to the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2016/00219/FUL Received on 7 March 2016

DS Properties (Barry) Ltd c/o Agent
Mr. Jon Hurley WYG Planning and Environment, 5th Floor - Longcross Court, 47,
Newport Road, Cardiff, CF24 0AD

United Reformed Church, Windsor Road, Barry

Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works

REFUSED

Reason for decision

1. The proposed development, by virtue of the lack of off-street parking provision to serve the residential and office use proposed and its failure to meet the Council's Adopted Parking Standards, would have an unacceptable effect on the character and amenity of existing and neighbouring environments by exacerbating parking problems and traffic congestion in the area, contrary to Policies HOUS 8 – Residential Development Criteria, ENV 27 - Design of New Developments and TRAN 10 - Parking, of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the advice contained within Planning Policy Wales and Technical Advice Note 18 (Transport).

2016/01247/FUL Received on 19 October 2016

Mr. and Mrs. Mark Smart 10, Knowbury Avenue, Penarth, Vale of Glamorgan, CF64 5RX
Christian Le Guilcher Le Guilcher Architecture, 1 Powys Road, Penarth, Vale of Glamorgan, CF64 3PB

10, Knowbury Avenue, Penarth

Proposed entrance porch and two storey side and rear extension. New raised deck to rear. Proposed timber boarding to existing front gable and replacement windows

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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: 1655/PL06 Proposed Elevations (Amended)

and 1655/PL05 Proposed Floor Plans (Amended) as received on the 5th of December 2016.

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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, or any Order revoking or re-enacting that Order, no additional windows shall be inserted in any elevation of the extension hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To safeguard the privacy of adjoining occupiers, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

4. The external finishes of the development hereby approved shall match those of the existing dwelling, unless otherwise agreed in writing by the Local Planning Authority prior to their use on site.

Reason:

To safeguard local visual amenities, as required by Policy ENV27 of the Unitary Development Plan.

5. Notwithstanding the submitted plans, a 1.8m high obscurely glazed screen, using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration, or an alternative form of screen of which details shall be submitted to and approved in writing by the Local Planning Authority prior to its erection, shall be erected along the sides of the decked area as detailed on drawing ref. 1655/PI06 Rev A prior to any use of the decked area and the screen shall be so retained at all times thereafter.

Reason:

In order to protect the privacy of the neighbouring property and to ensure compliance with Policy ENV 27 of the Unitary Development Plan.

6. The windows serving both first floor en-suites and the family bathroom, as detailed on plan ref. 1655/PL05 Rev. A shall be glazed and non-opening using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration at the time of the construction of the development hereby approved and prior to the first beneficial use and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

Reason for decision

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 comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Policy ENV27 'Design of New Developments' of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, approved Supplementary Planning Guidance 'Amenity Standards' and national guidance contained within Planning Policy Wales (Edition 9, 2016), and TAN12 'Design' the proposal is considered to represent an acceptable form of extension to the existing dwelling that will not adversely impact the character of the dwelling, the visual amenity of the surrounding area or adversely affect the residential amenities of the neighbouring dwellings.

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