

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 24 NOVEMBER, 2021**

Page	Application	Location	Item No.	Description
P.79	2021/01086/FUL	Ty R Waun, Cross Common Road, Dinas Powys	1.	Comments from applicant's agent raising concerns with the officer's report

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 24 NOVEMBER, 2021

Application No.: 2021/01086/FUL	Case Officer: Mr. S. D. Butler
Location: Ty R Waun, Cross Common Road, Dinas Powys	
Proposal: Substantial demolition of existing dwelling and the creation of a replacement dwelling	

From: Letter and comparison plan from applicants agent.

Summary of Comments:

The applicant's agent has submitted a letter and plan annotating alleged inaccuracies with the committee report and provides 2 examples of properties granted planning permission with significant increases in floorspace.

Officer Response:

The committee report is clear that the property has previously been extended. Therefore, the property is being increased in floorspace by approximately 227% over the 'original' property size. The calculations provided by the agent are misleading as they include previous extensions/additions.

The agent is correct in noting other dwellings in the Vale of Glamorgan that have been allowed with larger footprints. However, these permissions have related to 'replacement dwellings' rather than extensions to dwellings. Notwithstanding this, both these properties were allowed on the basis that the proposed dwelling would not harm the character and context of the wider area.

The agent has also suggested that the committee report is misleading in that it states that the property would have an eave height of 5.8 metres whereas it is only 5.1 metres. This has been checked and confirmed as 5.8 on the submitted plans (see image below).



Eave measures 5.895 on submitted plans.

The agent suggests that the 2.5 metre increase in height would have a minimal impact. The LPA disagree with this assessment and an assessment of visual impact is considered within the committee report.

Action required: None

Introduction

1. The officer report being presented to Planning Committee contains factual inaccuracies, misleading illustrations – there are also relevant omissions. The purpose of this document is to bring these to the Committee's attention.

Floorspace calculation

2. Some of the measurements provided in the officer report are wrong, but relatively minor. The most significant error is that officers say that that the floorspace would be increased from **127 m² to 416 m² that is, by 227%**. This gives a wrong and erroneous impression.
3. The actual increase is from **213m² to 416 m², that is by 95%**. The increase in floorspace is thus far less than claimed in the officer report.
4. The footprint of the building would be increased by 76 m² – as shown in the attached plan.

Comparative schemes

5. Recently, the Council has granted planning permission for replacement dwellings at Sully Road and Station Road, Peterstone-S-Ely. In Peterstone a bungalow was replaced by a two-storey dwelling.
6. The comparative increases in floorspace allowed there were:
Sully Road: Existing: 242m² Proposed: 544m² Percentage increase: 125%
Peterstone: Existing: 165m² Proposed: 513m² Percentage increase: 211%
7. The height of the development at Peterstone was increased by **4m as opposed to 2.6m** in this case and the replacement house is visible from an adjacent public footpath.

Photographs

8. Some officer reports to committee are accompanied by google aerial photographs – none have been provided in this report before committee.
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Google air shot – the application house is the one to the right. Cross Common Road is seen to the right. The site is virtually surrounded by trees.

9. The photograph in the officer report was taken along the drive from just about the only spot where the house would be seen – this is considered misleading.
10. The following photograph shows the density of the trees surrounding the site at ground level.



From Cross Common Road – as seen in the next photograph there are evergreen bushes on the road frontage – and immediately behind at a higher level is a solid fence. The house would not be seen from this vantage point



From Cross Common road with evergreens on frontage



The existing bungalow – we agree with officers that it is of little or no architectural merit and is in a run-down condition



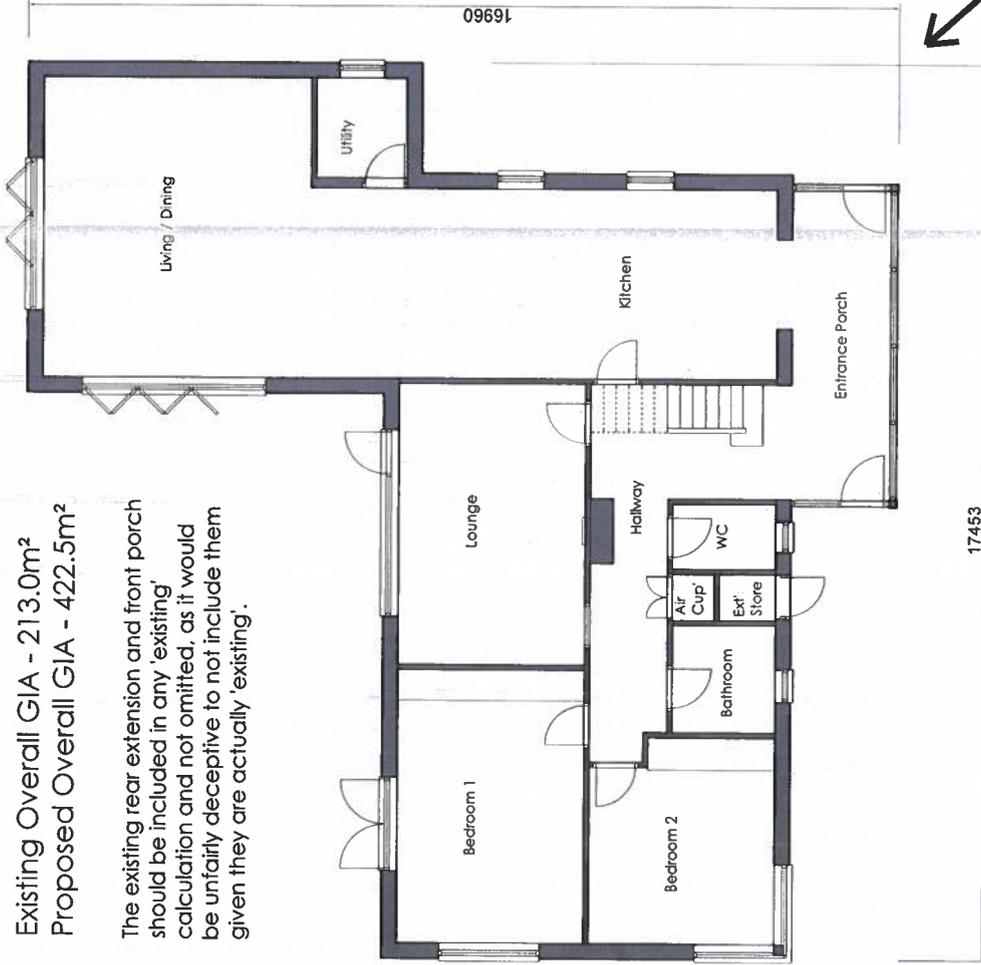
The Sully Road replacement dwelling under construction – it is highly visible from the adjoining public highway

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Chartered Town Planning Consultant
November 2021

Existing and Proposed Ground Floor Plan Comparisons

Existing Overall GIA - 213.0m²
 Proposed Overall GIA - 422.5m²

The existing rear extension and front porch should be included in any 'existing' calculation and not omitted, as it would be unfairly deceptive to not include them given they are actually 'existing'.

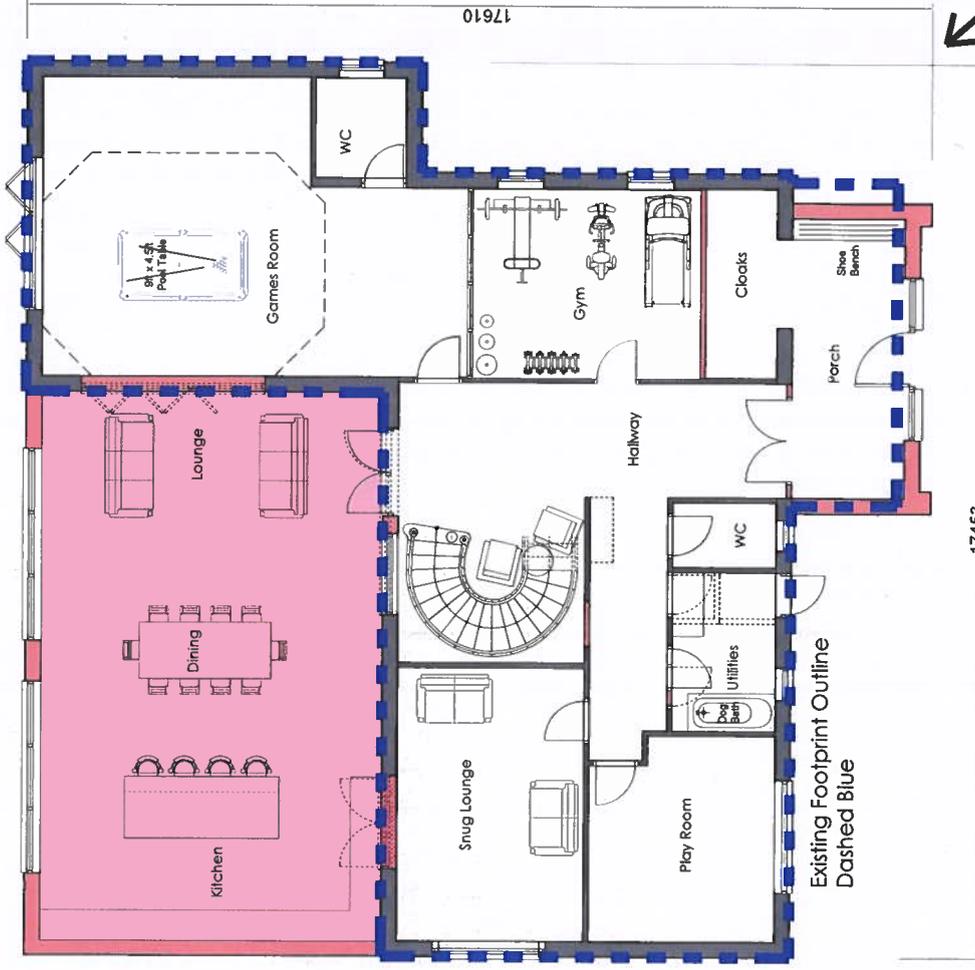


Ground - 163.0m²

As the front porch is already existing, it should not be considered that the proposed porch is a 'new' porch, but rather a replacement, as it is.

NOTE: It should be noted the report states the proposed eaves are at 5.8m however they are in fact only at 5.1m, meaning the roofline is much lower than suggested. The existing roof is a much steeper pitch with gables, meaning it actually has a much greater visual impact and larger appearing mass. The proposed roof is shallow pitched and multi-hipped which minimises the appearance and massing of the new roofscape, meaning it is much more in proportion with the proposed dwelling.

Only minor extension to footprint is at the rear of the dwelling, hidden from the PROW view.



Ground - 239.2m² (Only +76.2m² increase)

From the view from the PROW, the overall dimensions of the building are virtually identical between existing and proposed, therefore there should not be so much emphasis on this. The only visible massing increase is vertically, and as clarified this is less than 2.5m increase in height overall. As stated several times in the report the building is largely screened by existing vegetation, barring the isolated view from a single point on the PROW, therefore such a minimal increase in height would not be substantially different. It would not be seen above the existing vegetation and would not provide significant massing differential from the isolated PROW view. We do not consider the proposals to be 'wholly disproportionate' based on these figures and dimensions.