

Application for Planning Permission.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Details**

Number	83
Suffix	
Property name	
Address line 1	St Fagans Road
Address line 2	Fairwater
Town/city	Cardiff
Postcode	CF5 3AE

Description of site location must be completed if postcode is not known:

Easting (x)	314502
Northing (y)	177326

Description

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**2. Applicant Details**

Title	Mr
First name	Hywel
Surname	Price
Company name	
Address line 1	83, St Fagans Road
Address line 2	Fairwater
Address line 3	
Town/city	Cardiff
Country	United Kingdom
Postcode	CF5 3AE

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

Mr

First name

Stephen

Surname

Waldron

Company name

Stephen Waldron Architects Ltd

Address line 1

Tower Business Centre

Address line 2

Hirwaun Ind. Est.

Address line 3

Hirwaun

Town/city

Aberdare

Country

United Kingdom

Postcode

CF44 9UP

Primary number

01685647618

Secondary number

07584056714

Email

enquiries@stephenwaldronarchitects.com

4. Site Area

What is the site area?

437.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development including any change of use

Proposed side extension, demolition of rear wing, new access crossover, garage conversion

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Single house and detached garage.

Is the site currently vacant?

☐ Yes ☒ No

6. Existing Use

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☒ Yes ☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	0.05

7. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	roughcast render to rear/side; brick with render features to front
Description of proposed materials and finishes:	smooth render, larch boarding and slatted panelling, brick to match for roof edge; contrasting coloured render framing to some elements

Roof	
Description of existing materials and finishes (optional):	slate
Description of proposed materials and finishes:	mock slate but with riven edge and finish to match closely

Windows	
Description of existing materials and finishes (optional):	white uPVC
Description of proposed materials and finishes:	grey uPVC windows; grey aluminium screens and roof light frames

Doors	
Description of existing materials and finishes (optional):	white uPVC
Description of proposed materials and finishes:	Grey uPVC to match windows

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	close boarded (unchanged); low brisk walls and Leylandii trees
Description of proposed materials and finishes:	Existing retained; front boundary wall adapted with new shrub screen planting as shown.

## 7. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	tarmac drive
Description of proposed materials and finishes:	permeable surface: gravel on permeable hardcore base

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

1923.PL03B proposed plans option A  
1923.PL05 proposed plans option B  
1923.PL04A: proposed elevations section  
1923.SLP revA: site location plan  
topographic site survey  
1923. Design and planning statement 2

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## 9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

**If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? ☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

**If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

## 11. Assessment of Flood Risk

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

## 12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

1923.PL03B and 5 proposed plans

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

1923.PL03B: proposed plans A  
1923.PL)5 proposed plans B

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

## 16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

## 18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

## 20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

## 22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

## 23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

The clients are regular attendees at the adjacent church. There have been discussions with their committee and Pastor about their proposals and they are supportive.

## 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent  
☒ The applicant  
☐ Other person

## 25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes ☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title	Mr
First name	Owen
Surname	Rees
Reference	PA/20/00050/DCH

Date (Must be pre-application submission)

18/07/2020
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Details of the pre-application advice received

Referred to in our statement; generally supportive but concerns expressed about design of facade, materials and angular roof. NO highways advice was provided. Subsequently we made a planning application (20/01570/DCH) which was refused on the grounds set out in the pre-app but also a number of other areas without clarification.

We have repeatedly tried to contact the highways department and planning officer from the date of refusal to date to gain clarification but with out any success. For this reason we have supplied to alternative strategies for car parking and access and we will withdraw the one that is felt least suitable.

## 26. Authority Employee/Member

**With respect to the Authority, is the applicant or agent one of the following:**

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

## 27. Ownership Certificates

**Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

**I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.**

Person role

- ☐ The applicant  
☒ The agent

Title	Mr
First name	Stephen
Surname	Waldron
Declaration date	11/08/2020

☒ Declaration made

## 28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding  
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

## 28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Person role	<input checked="" type="radio"/> The applicant <input type="radio"/> The agent
Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Stephen"/>
Surname	<input type="text" value="Waldron"/>
Declaration Date	<input type="text" value="11/08/2020"/>
<input checked="" type="checkbox"/> Declaration made	

## 29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)	<input type="text" value="11/01/2021"/>
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