

Date Dyddiad 18th September 2023  
Email Ebost Sbannister@cardiff.gov.uk  
Contact Cyswllt Stuart Bannister  
Our ref Ein cyf 23/02078/FUL



Neuadd y Sir  
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Mr Dave Chamberlain  
Arkiplan Architectural Ltd  
Lytchett House,  
13 Freeland Park,  
Wareham Road,  
Poole,  
BH16 6FA  
United Kingdom

Dear Sir/Madam

## Town and Country Planning Act 1990, Town and Country Planning (Development Management Procedure) (Wales) Order 1992

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**Proposal:** Change of use from C3 residential dwelling to Sui Generis HMO with dormer loft conversion and single storey rear extension - amendment to previously approved scheme. Planning permission 22-02894FUL refers

**Location:** 2 Talygarn Street, Gabalfa, Cardiff, CF14 3PT

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Thank you for your application received on 6 September 2023 and allocated to the above mentioned officer for consideration on 15 September 2023. The case has been allocated the reference number and case officer at the top of the letter. Please use this reference number on all correspondence and where possible contact the case officer direct. Please can you check that the site address and description of proposal are accurate. If you do not agree that they are accurate please contact us by email at [planningregistration@cardiff.gov.uk](mailto:planningregistration@cardiff.gov.uk) as soon as possible.

I acknowledge receipt of £460.00 as being the correct fee.

Your Information Is Processed Under The Data Protection Act 2018 To Fulfil Cardiff Council's Legal And Regulatory Tasks As A Local Authority. For Further Information On What Personal Data We Hold And How Long We Keep It For, Please View Our Privacy Policy; [www.cardiff.gov.uk/privacynotice](http://www.cardiff.gov.uk/privacynotice) If You Have Concerns About How Your Data Has Been Handled, Contact The Council's Data Protection Officer Via [Dataprotection@cardiff.gov.uk](mailto:Dataprotection@cardiff.gov.uk) .

### GWEITHIO DROS GAERDYDD, GWEITHIO DROSOCH CHI

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu'n ddwyieithog. Byddwn yn cyfathrebu â chi yn ôl eich dewis, dim ond i chi roi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

### WORKING FOR CARDIFF, WORKING FOR YOU

The Council welcomes correspondence in Welsh, English or bilingually. We will ensure that we communicate with you in the language of your choice, as long as you let us know which you prefer. Corresponding in Welsh will not lead to delay.



The application form and the accompanying plans and documents will be examined to see whether they comply with the law. If it is found that the application is invalid because it does not comply with the statutory requirements, you will be informed at the earliest opportunity.

Your application can be accessed on the Council website at: <https://www.cardiffidoxcloud.wales/publicaccess/> where it can also be tracked to monitor progress.

If by 10 November 2023 you have not been given a decision in writing and:

- You have not been told your application is invalid; or
- You have not been told that your fee payment has been dishonoured; or
- You have not agreed in writing to extend the period in which the decision may be given,

then you may appeal to the National Assembly for Wales in accordance with Section 78 or 195, whichever is applicable, of the Town and Country Planning Act 1990.

To appeal you must use a form which can be obtained online at <https://www.gov.uk/appeal-planning-inspectorate> or from the Planning inspectorate at Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. You must appeal within 6 months from the 10 November 2023.

Please note that post submission amendments to an application will extend the statutory time period for determination of the application by 4 weeks from the date the amendment was received or 12 weeks from the 15 September 2023, whichever is the later (target date for this application has been calculated as 10 November 2023).

Please note that significant change to drainage requirements will impact new developments from January 2019. From 7 January 2019, all new developments of more than 1 house or where the construction area is of 100m<sup>2</sup> or more will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh ministers. If your development meets the above criteria then Sustainable Drainage approval will be necessary before construction work commences. Further details can be found on the Authority's website: <https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/Pages/default.aspx>

Yours faithfully



**Simon Gilbert**  
**Head of Planning**

