

Date: 17th April 2024
Our Ref: LH/BE 23.263

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Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Cardiff Council
County Hall
Atlantic Wharf
Cardiff
CF10 4UW

Tel: 02920 732 652
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Dear Sir or Madam,

Town and Country Planning Act 1990 (As Amended)
Proposed extension to rear roof dormers, external alterations including replacement windows, re-roofing, re-build host property chimney, removal of rear chimneys, internal alterations and associated works at 166-168 Cathedral Road. Removal of rear chimneys at 164 Cathedral Road.
164-168 Cathedral Road, Pontcanna, Cardiff, CF11 9JD
Planning Portal ref: PP-12983878

Asbri Planning is appointed as planning agent to Mr Ali Tabai in respect of the above planning application for extended rear roof dormers, external alterations including replacement windows, re-roofing, re-build host property chimney, removal of rear chimneys, internal alterations, and associated works at 166-168 Cathedral Road, Cardiff, CF11 9JD. It is also sought to remove the rear chimneys at 164 Cathedral Road, Cardiff, CF11 9JD.

Along with the Site Location Plan, the following drawings are submitted, prepared by Barry Mayled Homes and Garden Design:

| Drawing name | Drawing reference |
|----------------------------------------------------------------------|-------------------|
| Existing Floor Plans & Elevations (with site location plan) | P07 |
| Proposed Floor Plans / Elevations | P02-01 |
| Proposed Ground Floor Plan | P02-02 |
| Proposed First Floor Plan | P02-03 |
| Proposed Second Floor Plan | P02-04 |
| Proposed Rear Elevation / Sectional Elevations / Brief Specification | P02-05 |

In addition, the supporting documents submitted comprise the following:

| Document name (reference where appropriate) | Prepared by |
|---------------------------------------------|----------------|
| Planning application forms | Asbri Planning |
| Planning, Design and Access Statement | Asbri Planning |
| Green Infrastructure Statement | Asbri Planning |

Floorspace Calculations

Barry Mayled Homes and Garden Design

Roof Tiles Specification

Roof Giant

In addition, a payment of £460 will be made by the applicant payable to Cardiff Council. This is based upon the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 (as amended), whereby a fee of £460 is required for alterations/extensions to two or more dwellings, including works within boundaries.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours faithfully,



Bethan Evans

Planner

Cc Cathedral Dental Clinic