

THE VALE OF GLAMORGAN COUNCIL

VALE OF GLAMORGAN CONSERVATION
AREA ADVISORY GROUP : 7 NOVEMBER 2013

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

2013/00966/FUL Received on 9 October 2013

Mrs. E. Davies,, 12, Daniel Hopkin Close., Llantwit Major, Vale of Glamorgan.,
CF61 1QT
Cowbridge Design,, 32, Middlegate Court, Cowbridge, Vale of Glamorgan., CF71
7EF

Church Cottage, Aberthin Lane, Aberthin

Demolition of Church Cottage and development of 2 No. 3 bed houses and 1 No.
4 bed house

The development/property is situated within the Aberthin Conservation Area.

The application was advertised on 14 October 2013

Site and Context

The application site is an existing detached chalet bungalow situated within the settlement of Aberthin as defined by the Vale of Glamorgan Unitary Development Plan 1996-2011. There is a pronounced levels difference in this location with the property and adjoining land being significantly elevated above Aberthin Lane. The southern and western boundaries of the property form the defined settlement boundary whilst the north-eastern part of the site although falls within the Aberthin Conservation Area. The property also falls within the Upper Thaw Valley Special Landscape Area.

Description of Development

The proposed demolition of the existing dwelling and the erection of 2 No. 3 bedroom dwellings and 1 No. 4 bedroom dwellings with associated access and landscaping.

Relevant Planning History

There is no relevant planning history relating to the application site.

Report

Planning Policies

The Development Plan for the area comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which was formally adopted by the Council on 18 April 2005, and within which the following policies are of relevance:

ENV4 - SPECIAL LANDSCAPE AREAS

ENV10 – CONSERVATION OF THE COUNTRYSIDE

ENV17 – PROTECTION OF BUILT AND HISTORIC ENVIRONMENT

ENV20 – DEVELOPMENT IN CONSERVATION AREAS

ENV27 - DESIGN OF NEW DEVELOPMENT

HOUS2 – ADDITIONAL RESIDENTIAL DEVELOPMENT

HOUS8 – RESIDENTIAL DEVELOPMENT CRITERIA – POLICY HOUS2 SETTLEMENTS

TRAN10 – PARKING

Planning Policy Wales (Edition 5, 2012) advises that where development plan policies are outdated or superseded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the determination of individual applications. It is for the decision-maker to determine whether policies in the adopted Development Plan are out of date or have been superseded by other material considerations and this should be done in light of the presumption in favour of sustainable development.

In this case, the relevant material considerations are considered to be as follows:

National Planning Policy:

Planning Policy Wales (Edition 5, 2012)

Technical Advice Notes:

TAN12: Design

Supplementary Planning Guidance:

Adopted Supplementary Planning Guidance Amenity Standards
Aberthin Conservation Area Appraisal and Management Plan (2009)

Issues

The proposals consist of the demolition of a traditional chalet style bungalow property and the erection of 3 No. dwellings on the site with associated access and landscaping. The access to the proposals would be opposite the entrance to Chapel Close, approximately in the position of the existing steps and vehicular entrance to the dwelling.

The application proposes the erection of 2 No. three bedroom dwellings and 1 No. 4 bedroom dwellings in an elevated position above Aberthin Lane. The north-eastern part of the site falls within the Aberthin Conservation Area with the stone wall, bank and part of the paddock area falling under this designation. The property sits on a sensitive interface between the village of Aberthin and the adjoining countryside which given its elevated position is particularly prominent on approach to Aberthin from the south-west and from the wider Conservation Area. As the current application proposes the erection of an additional two dwellings on this elevated site, it is considered that the appropriateness of the design of the proposed dwellings and the potential impact upon the character and setting of this rural part of the Aberthin Conservation Area, need to be carefully considered.

The main issues to consider therefore are the potential impact of the loss of the existing dwelling and erection of 3 No. dwellings upon the Aberthin Conservation Area, by reason of the appropriateness of their scale and design.

41.1m

1

Spinfield

Hall

CHAPEL CL

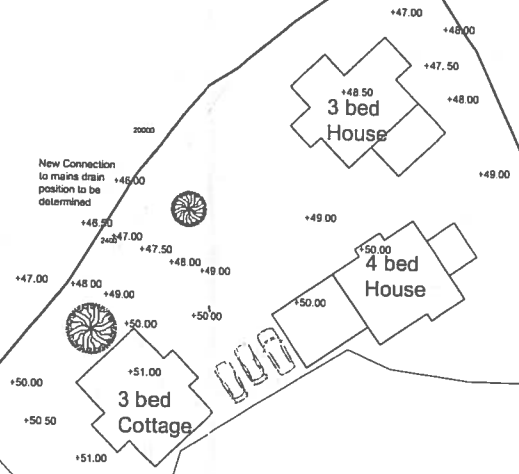
Pleasant View

PEN-Y-LAN ROAD

10 8

Brooklands

New Connection to mains drain position to be determined

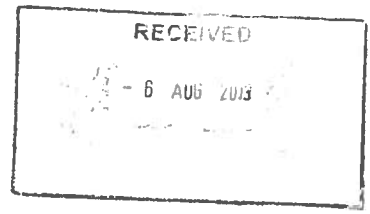


Awel-Fan

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The Links

ABERTHIN LANE



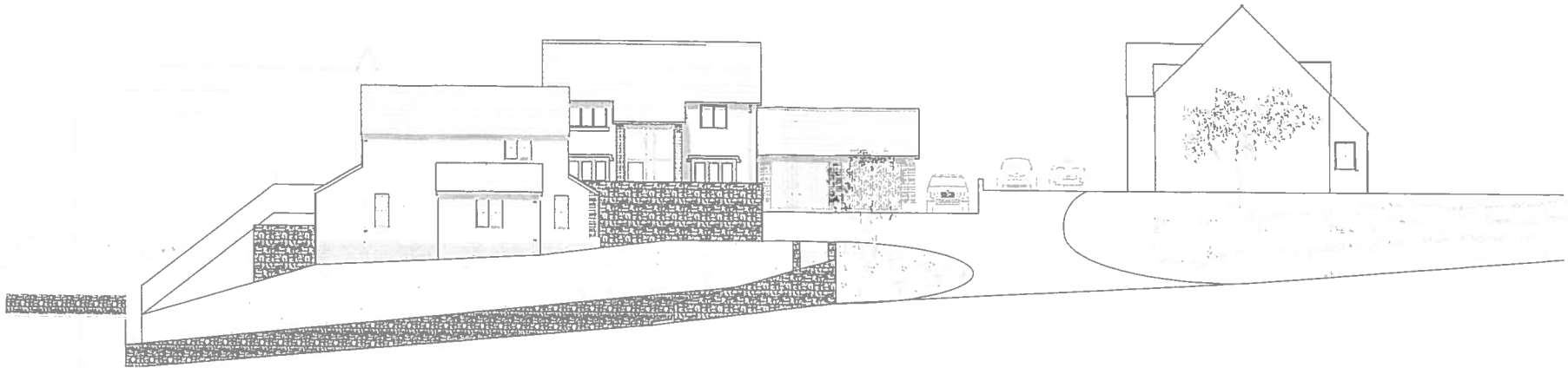
Notes



Charles Champion trading as Cowbridge Design, 32 Middlegate Court, Cowbridge, Vale of Glamorgan, CF71 7EF. T. 01446 771230

CAAG.5

Project Title		Project No.		COW'
Church Cottage, Aberthin		201303		
Mrs Davies		Drawing No.	Rev	
Drawing Title		102		Date
Proposed Site Plan		Scale 1:500		02-07-2013



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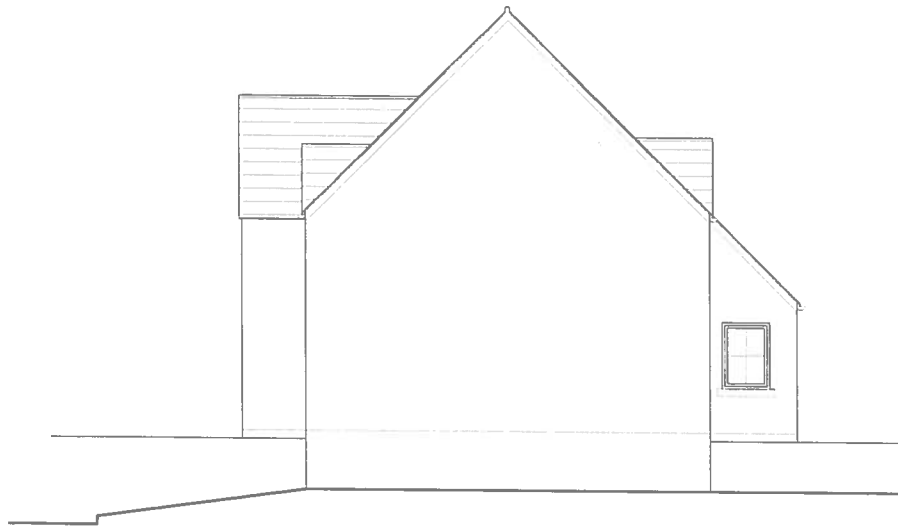
views of existing



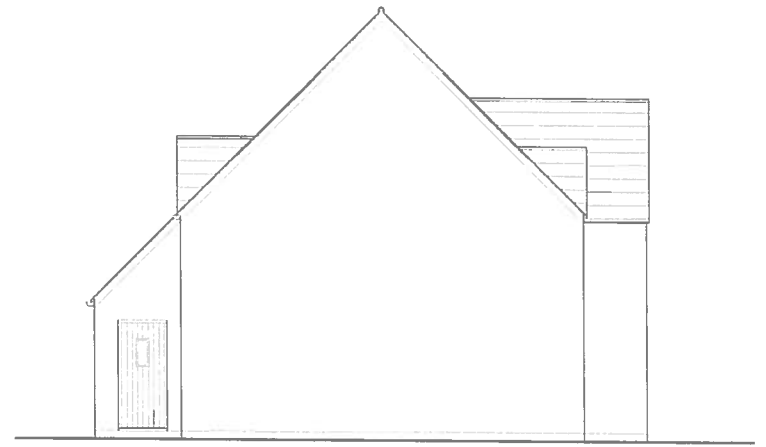
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Notes

Project Title. Church Cottage, Aberthin Mrs Davies		Project No. 201303	
Drawing Title. Proposed Street Elevation		Drawing No. 103	Rev.
		Scale 1:200 @A3	
		Date 29.07.2013	



SOUTH ELEVATION



NORTH ELEVATION

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NORTH ELEVATION



SOUTH ELEVATION

Notes

Project Title.
Church Cottage, Aberthin
Mrs Davies

Drawing Title.
3 Bed Cottage Elevations

Project No.
201303

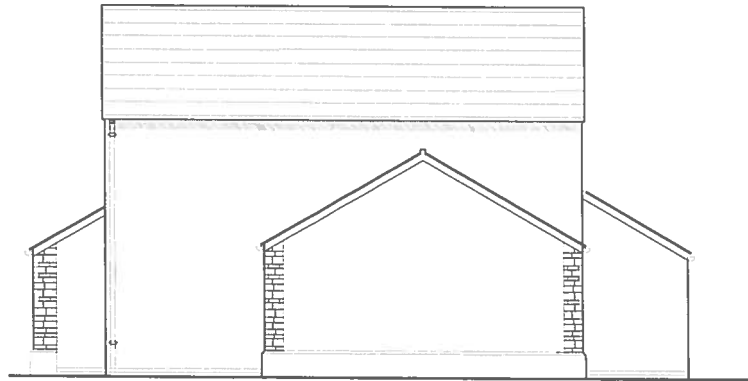
Drawing No. Rev.

111

Scale 1:500

Date 28/06/2013

cowbridge
design



SOUTH ELEVATION



NORTH ELEVATION

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NORTH ELEVATION



SOUTH ELEVATION

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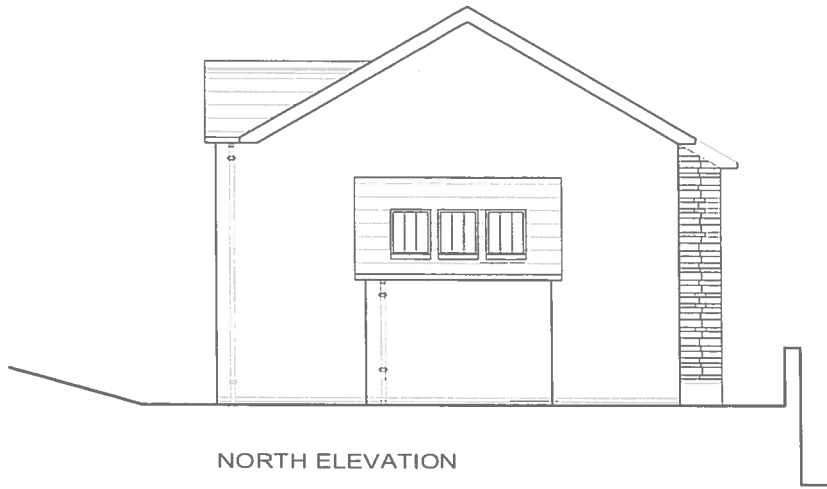
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Notes

Project Title		Project No.	
Church Cottage, Aberthin		201303	
Mrs Davies		Drawing No.	Rev.
Drawing Title		109	A
3 Bed House Elevations		Scale	1:500

Date	24-05-2013
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cowbridge design



NORTH ELEVATION



SOUTH WEST ELEVATION

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SOUTH EAST ELEVATION



NORTH WEST ELEVATION

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Notes	Project Title.
	Church Cottage, Aberthin
	Mrs Davies
	Drawing Title.
	4 Bed House Elevations

Project No.	201303
Drawing No.	107
Rev	B
Date	11-04-2013
Scale	1:100 @A3

cowbridge design

THE VALE OF GLAMORGAN COUNCIL

VALE OF GLAMORGAN CONSERVATION
AREA ADVISORY GROUP : 7 NOVEMBER 2013

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

2013/00976/FUL Received on 8 October 2013

Mr. Andrew Bray,, Well Cottage, Llysworney, Vale of Glamorgan., CF71 7NQ
Mr. Gavin Birt,, West Cross House, Llysworney, Vale of Glamorgan., CF71 7NQ

Well Cottage, Llysworney

Erection of two storey rear extension

The development/property is situated within the Llysworney Conservation Area.

The application will be advertised on 7 November 2013

Site and Context

The application site is located at Well Cottage, within the settlement boundary of Llysworney. The site relates to a two storey, detached dwelling which is situated at the centre of the village, adjacent to the pond. The streetscene consists of a variety of different house types. The application site is situated within the Llysworney Conservation Area.

Description of Development

The application seeks consent for the erection of a double storey extension, to be sited to the north of the existing dwelling. The proposed extension provides a garage at ground floor level and a study at first floor level. The extension will incorporate the existing garage at ground floor level and bedroom at first floor level and includes the conversion of the existing garage. The proposed extension measures 3.3 metres in width, by 5.3 metres in depth, with a gable to the side elevation which meets the ridge of the existing dwelling. A garage door and window are proposed to the east elevation and a pedestrian door and full height glazing to the north elevation. Proposed materials are render with a slate roof to match the existing dwelling.

The application also includes the erection of a porch, measuring 1.6 metres in width, by 2.5 metres in depth, with a monopitch roof measuring 3.4 metres at its apex. A door is proposed to the eastern elevation and a window to the northern elevation.

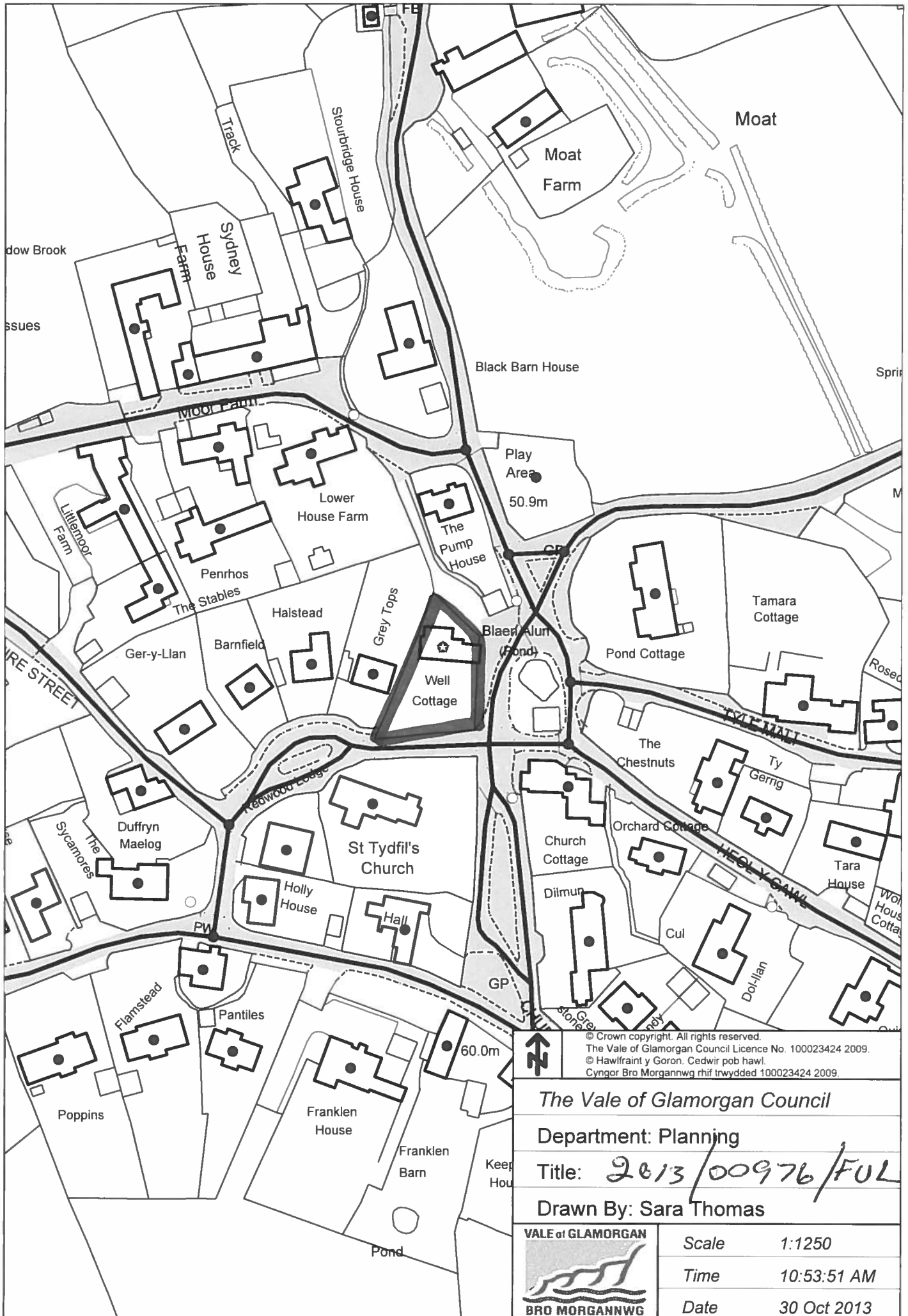
Relevant Planning History

2000/00501/FUL : Well Cottage, Llysworney. Extension to existing dwelling, renewal of windows and roof covering. Approved 29 June 2001.

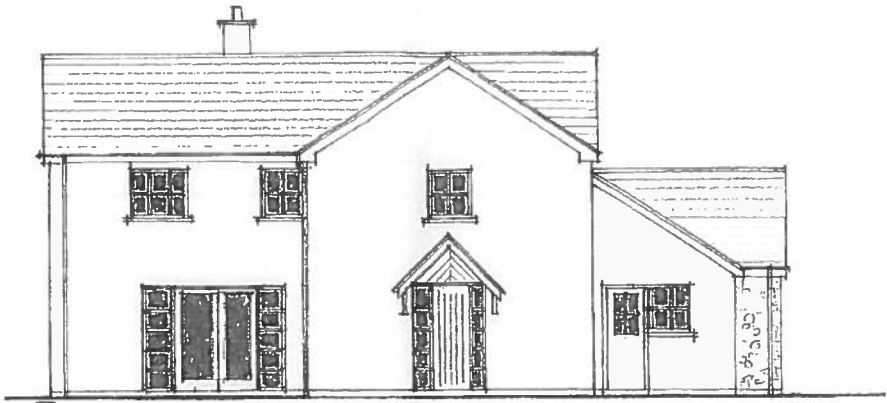
Issues

The proposal needs to be assessed in terms of its impact on the character of the Llysworney Conservation Area taking into account the relevant policy context including Policies ENV17 – Protection of the Built and Historic Environment, ENV20 – Development in the Conservation Area and ENV27 – Design of new Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011 .

The issues to be considered are the impact of the proposed extension in terms of its scale, design and siting on the character and setting of the Llysworney Conservation Area.



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<p>The Vale of Glamorgan Council</p>	
<p>Department: Planning</p>	
<p>Title: <i>2013/00976/FUL</i></p>	
<p>Drawn By: Sara Thomas</p>	
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	<p>Date 30 Oct 2013</p>



PROPOSED SOUTH ELEVATION (to garden)



PROPOSED EAST ELEVATION (to road)

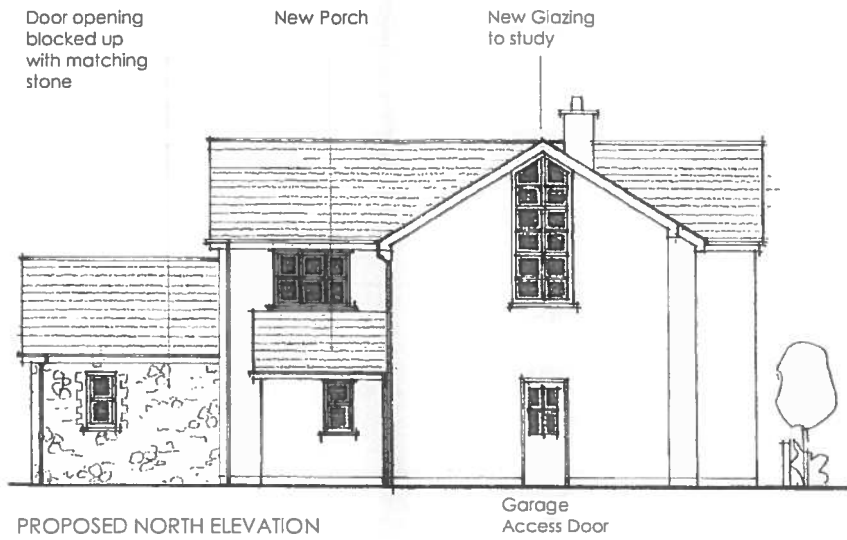
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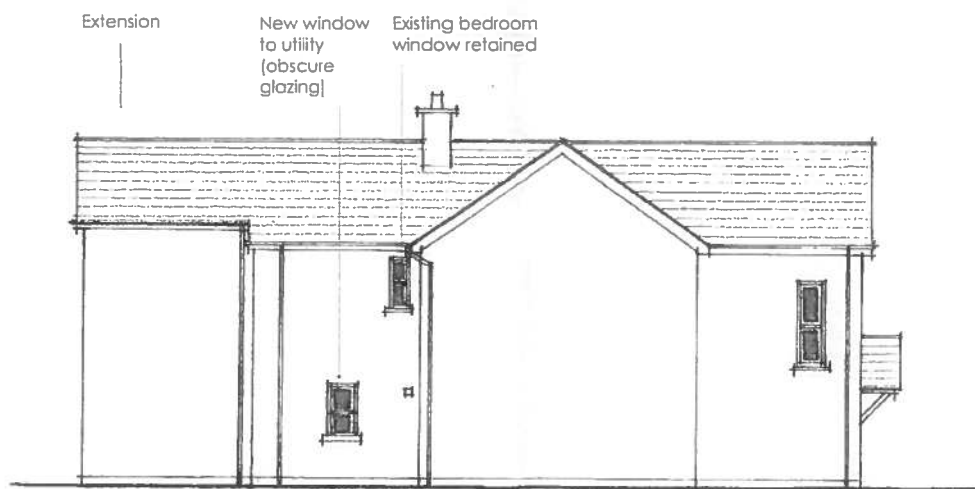
08 OCT 2013

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

August 2013



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

PROPOSED NORTH AND WEST ELEVATIONS

WELL COTTAGE FOR MR & MRS BRAY
 Proposed North and West Elevation 1:100 @A3 August 2013

Drawing No PL12
 Gavin Birr BSc(Hons)BArch RIBA Architect

THE VALE OF GLAMORGAN COUNCIL

VALE OF GLAMORGAN CONSERVATION
AREA ADVISORY GROUP : 7 NOVEMBER 2013

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

2013/01008/FUL Received on 17 October 2013

Mr. Ivor Tanner,, Highdene, Cowbridge Road, St. Nicholas, Vale of Glamorgan.,
CF5 6Sh
Andrew Parker Architect,, The Great Barn, Lillypot, Bonvilston, Vale of
Glamorgan., CF5 6TR

Highdene, Cowbridge Road, St. Nicholas

Proposed new dwelling in garden of Highdene

The development/property is situated within the St. Nicholas Conservation Area.

The application will be advertised on 7 November 2013

Site Description

The application site comprises an existing detached two storey dwellinghouse, garage and associated residential curtilage located on the main A48 highway through the village of St. Nicholas.

The site lies within both the St. Nicholas Conservation Area and the residential settlement boundary for St. Nicholas as defined in the Unitary Development Plan. The site also lies adjacent to the Ely Valley and Ridge Slopes Special Landscape Area.

Description of Development

This is an application for full planning permission for the erection of a detached, two storey, pitched roof, three bed dwelling in the side garden of an existing house. The proposed dwelling will be positioned towards the rear of the defined plot and behind the existing dwellings at Highdene and the neighbour The Croft. The nearest distance to the boundary with the neighbour will be approximately 1.2m, and 0.9m from the new boundary with the existing house. The proposed dwelling will be set back approximately 16m from the frontage with the grass verge of the highway.

The main footprint of the proposed house will follow a 'T' shape measuring approximately 10.3m x 5.8m, with a front projecting wing of approximately 5.1m x 4.3m. The overall height of the proposed building will be approximately 7.6m. The design of the dwelling will include traditional details and materials, such as gabled dormer, lean-to bay window, porch canopy, and reconstituted slate, along with the more contemporary use of large, full height areas of glazing.

A separate new vehicular access to the proposed dwelling will be created onto the A48, which will include the removal of the whole of the existing frontage to Highdene, which currently comprises a grass bank and hedgerow. This will be replaced with a new stone wall set back approximately 3.6m from the highway, and which will be a retaining wall at the frontage to the existing house. Within the site the front section of the land, measuring approximately 10.7m x 12m will be excavated to provide a forecourt parking and turning area for the new house.

The application is accompanied by a Design and Access Statement (DAS) a separate Access Assessment including a Vehicle Speed Summary.

Relevant Planning History

80/01843/FUL : Proposed to construct a 4 Bedroom dwelling with garage. Refused 16 December 1980 on the grounds that it represented a congested form of development on a restricted site; was out of character with adjacent properties; and detrimental to the appearance and setting of the St. Nicholas Conservation Area. A subsequent appeal was withdrawn.

1985/00170/FUL : r/o Hafod and Highdene. Retention of existing greenhouses on land, part of agricultural field, to be used for agricultural purposes. Approved 11 June 1985.

2012/00616/FUL : Proposed new dwelling in garden of Highdene - Withdrawn 4 September 2012.

2013/00205/FUL : Proposed new dwelling in garden of Highdene - Withdrawn 6 June 2013.

Issues

The site lies within both the defined residential settlement boundary for St. Nicholas and within the St. Nicholas Conservation Area. As such policies of relevance to the assessment of the application will include, Policies ENV20 - Development in Conservation Areas; ENV27 - Design of New Development; and HOUS2 & 8 - Residential Development Criteria of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance including Conservation Areas in the Rural Vale and the St. Nicholas Conservation Area Appraisal and Management Plan; and national guidance contained in Planning Policy Wales Edition 5, November 2012 and TAN12-Design.



The principal issue will be the impact on the setting of this part of the St. Nicholas Conservation Area and whether it serves to preserve or enhance that character. The property itself is not identified as a 'Positive Building' within the St. Nicholas Conservation Area Appraisal and Management Plan, but it is located close to the listed Three Tuns. In addition the Summary of the Special Interest of the Conservation Area outlined in the Appraisal indicates that one of the defining characteristics of Conservation Area is:

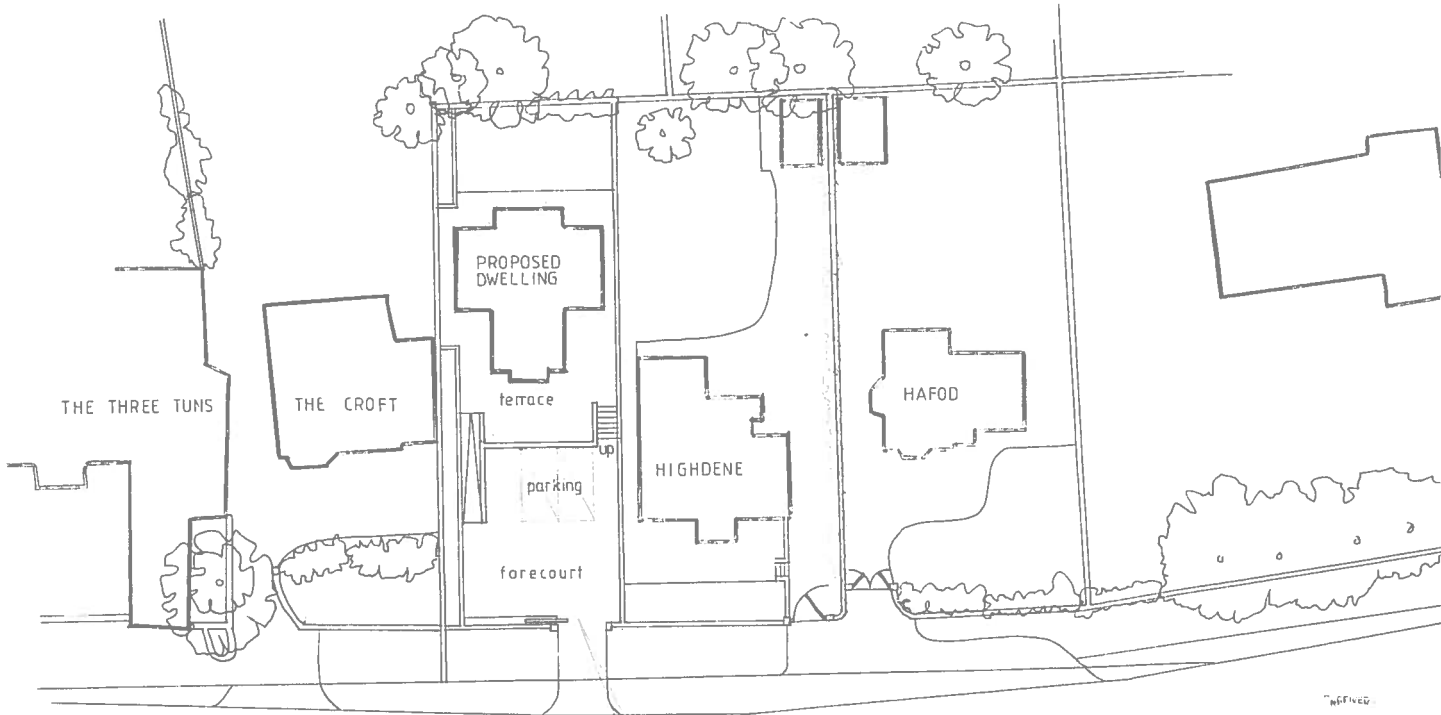
“Modern buildings around the edge of the Conservation Area of a variety of sizes, but still in fairly spacious plots;”

The application site is an example of one such plot.

(Saint Nicolas)



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ADDRESS: HIGHDEME, ST MICHAEL, VILLE OF GLAMORGAN		
JOB TITLE: PROPOSED NEW DWELLINGS IN GARDEN OF HIGHDENE NO 1 AND NO 2, TOWN		
DRAWING TITLE: PROPOSED SITE PLAN		
SCALE: 1:125 @ A1 1:250 @ A3	DRAWN BY: PH	CONSULTANT NUMBER: 533/P/102
DATE: SEPTEMBER 2013		
ANDREW PARKER ASSOCIATES ARCHITECTS, LANDSCAPE AND DESIGN CONSULTANTS 10 GERRARD SQUARE, BRISTOL, AVON, GL1 3PE TEL: 0117 9244111 FAX: 0117 9244110 WWW: ANDREWPAKER.COM		
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