

**THE VALE OF GLAMORGAN COUNCIL**

Town and Country Planning Act 1990  
Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Development Management Procedure) (Wales)  
Order 2012

**FULL PLANNING PERMISSION**

Agent:  
Ms Swati Sunder  
Sunder Architects  
7 Banc Yr Afon  
Gwaelod Y gatth  
Cardiff  
CF15 9TU

Applicant:  
Miss Emilie & Caroline  
Westwinds  
St Andrews Road  
Dinas Powys  
CF64 4HB

**Two storey rear extension at Westwinds, St. Andrews Road, Dinas Powys**

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans registered by the Council on 25 October 2024 subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

PL-106 Ground Floor Plan as Proposed received 18/12/24  
PL-99 Site Location Plan received 08/01/24  
PL-111 B CGI Side Elevation as Proposed received 23/01/24  
PL-107 A First Floor Plan as Proposed received 23/01/24  
Green Infrastructure Statement received 17/04/2024  
PL-110 B Front and Rear Elevations CGI As Proposed received 06/08/24  
Bat Survey: Westwinds, St Andrews Road, Dinas Powys, Vale of Glamorgan, CF64 4HB, dated October 2024, version V5.0,  
PL-249 C - Plans, Elevations and Section Stable Blocks  
PL-105 B Site Layout As Proposed  
PL-114(2) C Garage B Plan & Elevations as Proposed  
PL-114 (1) C Garage A Plan & Elevations as Proposed,  
above received 25/10/24

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. The green infrastructure and biodiversity enhancement measures set out in the Green Infrastructure Statement received 17/04/2024, comprising of the planting of a native hedgerow around the bat loft as detailed on plan ref. PL-249 C - Plans, Elevations and Section Stable Blocks, shall be carried out no later than the next planting season following the completion or the occupation of the extended dwelling (whichever is the sooner). Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped areas to ensure provision of green infrastructure and biodiversity enhancements in compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

4. Any part of side facing window serving bedroom 2 that is below 1.7m in height above the level of the floor in the room that it serves shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation, and so retained at all times thereafter.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

5. The balcony hereby approved which abuts bedrooms 1, 2, 3 and shall not be accessed or brought into beneficial use until a 1.8m high obscurely glazed privacy screen using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration has been erected along the side of the balcony, as detailed on plan ref. PL-107 A First Floor Plan as Proposed received 23/01/24. Once erected, the privacy screen shall thereafter be retained in perpetuity.

Reason:

In the interests of privacy and to ensure compliance with Policy MD2 (Design of New Development) of the Local Development Plan.

Reason for Granting Planning Permission

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development), MD2 (Design of New Development), MD9 (Promoting Biodiversity) and MD12 – Dwellings in the Countryside ; Future Wales: The National Plan 2040; Planning Policy Wales Edition 12; Technical Advice Note 5 and 12; as well as Council's Supplementary Planning Guidance on Biodiversity and Development, Parking Standards and Residential and Householder Development, the proposal is considered acceptable with regard to the principle of development, design and visual impact of the proposal on the rural character of the dwelling and the wider countryside, as well as the impact of the proposal on neighbouring amenity, parking, amenity space, and biodiversity and Green Infrastructure.

Having regard to the Council's duties under the Equality Act 2010 the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

**NOTE:**

- 1. Warning: An European protected species (EPS) Licence is required for this development.**  
**This planning permission does not provide consent to undertake works that require an EPS licence.**  
**It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.**  
**To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/?lang=en>**

**Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.**

**In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).**

**The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.**

**Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.**

Dated: 27 December 2024

2023/01224/FUL

Ian Robinson

*I Robinson*

Head of Sustainable Development

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES  
ATTACHED TO THIS FORM**

NOTES

Notification to be sent to an applicant when a Local Planning Authority refuse planning permission or grant it subject to conditions.

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals>
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS – email [buildingcontrol@valeofglamorgan.gov.uk](mailto:buildingcontrol@valeofglamorgan.gov.uk) or visit [https://www.valeofglamorgan.gov.uk/en/living/planning\\_and\\_building\\_control/building\\_control/Making-an-Application.aspx](https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/building_control/Making-an-Application.aspx)

LISTED BUILDING LEGISLATION  
HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

**Please quote the application number in all correspondence.**