

## **Llandaff Society Planning and Conservation Comments May 2022**

**22/00921/DCH: 10 St Michael's Rd:** One and two storey side and rear extension: The additions would not enhance this house, located on the edge of the Cardiff Road/Palace Road Conservation Area and in a prominent location on St Michael's Road. Whilst not objecting to enlargement of the house, members of the Committee considered that the design solution chosen is not satisfactory and does not reflect the character of the area, and so conflicts with LDP policy **KP5 Good quality and sustainable design**. This proposal does not accord with KP5 as it does not "respond to the local character and context...". We suggest that the design of the frontage in particular should be reviewed so that the extension integrates fully with the existing house, or provides a fitting contrast to it. The design should enhance, rather than detract from, the adjacent Cardiff Road/Palace Road Conservation Area, as well as the distinctive character of St Michael's Road itself.

**22/00940: Former BBC Wales Site:** Erection of Sub-station: The site adjoins the grounds of the Listed Grade 2 North Lodge (of Rookwood House) - which is currently in a disgraceful derelict state - and is to the right of the access road off Llantrisant Road. Whilst we understand the need for such a facility we note that this is a very prominent site. We request that any approval should include conditions to ensure it is suitably landscaped so that it integrates, rather than stands out from, its surroundings and in views from Llantrisant Road.

**PRAP/22/00025/MNR: Junction Fairwater and Pwllmelin Roads:** This is a pre-application consultation re a Telecom 15m Monopole with wrap-around cabinet at its base plus 3 additional cabinets. The Society regrets that such an ugly edifice has to be located here, however it is clear that other locations have been considered and the developer considers this the "least worst". Although the mast would be masked to some extent by the trees in summer, it and the cabinets would be visible from a wide area, particularly in winter when the trees are bare. Llandaff Society urges the Council to ask for the current design to be reconsidered. In particular the mast should be disguised eg by taking the form of a champion tree, and the cabinets painted in a suitable colour paint to blend in better with their surroundings. In addition, the developer should be required to pay for a complete re-design of this triangle of land to introduce substantial areas of evergreen planting to screen the cabinets and improve the quality of the environment at this prominent and well-used junction at the heart of a residential area.

**21/00033/DCH: St Andrew, High Street:** the revised proposals involve a much reduced parking area for 2 cars directly accessed from Court Lane, with revised landscaping providing only a narrow pathway to the rear of the house instead of a large parking area. Llandaff Society welcomes this design, which is in line with the comments we submitted on the original plans. We very much appreciate that the Society's views have been taken into account and have resulted in an improved design more fitting in this very sensitive location within Llandaff Conservation Area.