

APPLICATION NUMBER: 25/0260

PROPOSAL: SINGLE STOREY, REAR/CORNER EXTENSION UNDER EXISTING FIRST FLOOR EXTERNAL BALCONY

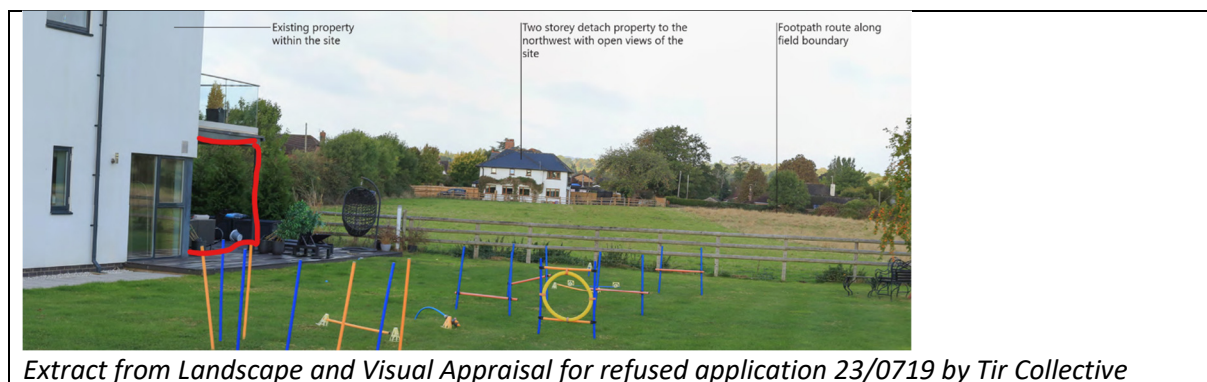
SITE: Colinda 112 Marshfield Road Cardiff CF3 2TU

APPLICATION TYPE: Full

The site is within a countryside location for the purposes of planning policy and adjoins an agricultural field which wraps around its side and rear fenced boundary. The site is covered by Green Wedge and the Wentlooge Levels Special Landscape Area policies.

The site has a planning history which is not explained in the application.

There appears to be no change to the roof plan or first floor plan, the change appears to be at ground level by boxing in under the existing balcony – as highlighted below - mainly with glazing.



A Public Right of Way (PRoW) runs along the adjoining field's north-western boundary and there are clear views of the dwelling's side and rear elevations, in addition the extension would be open to views from the detached property shown above although partly screened year-round by the cypress hedge.

It is difficult to judge the change in the view from the footpath and whether the extension would change the openness of the current design, but as this is ground floor only and mainly glazed I don't feel there is sufficient for objection from a landscape point of view.

An enclosed room will have a higher level of use into the evenings and there may be a need to control light spill.

The elevations appear to show parking in the extension location but the image above shows a garden terrace which should be clarified in the plans and elevations.

The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : *the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.* A proportionate planting scheme should be provided.