

Objection to planning Ref 26/0054

The applicant at Whitegates wants permission to build two more large buildings—a double garage together with a 12 meter/39ft long garden room. This appeal should be rejected because development on this site has already gone far beyond what Welsh planning rules allow in rural areas, the land is within the protected Site of Special Scientific Interest (SSSI) on the Wentlooge Levels.

This application has been submitted following an appeal to remove permitted development rights which was recently rejected by the Welsh Government. (CAS-04342-Q6R6T2).

The scale of the proposed buildings on the applicant's plans indicate:

- Garage: 115 m³

- Garden Room: 120 m³

Total new building volume approx 235 m³.

The original house volume was 495 m³. Therefore, the two new buildings alone equal nearly 48% of the original house's size.

This breaks Welsh Planning rules, the new house has already far exceeded the increase in volume permitted. The true scale of the new house (which is still under construction) is highlighted by the fact that a 39ft long garden room looks relatively small. However it does highlight that this would be further compounded by adding nearly half the original dwelling's volume again, and goes far beyond what is acceptable for rural areas in Wales.

Policies SP7 and H12 permit only modest increases of around 30%. This house has already exceeded that limit substantially.

The land behind these properties forms part of the St Brides Wentlooge SSSI. It is concerning as the site has already been developed much more than intended. Now the applicant wants to add more large structures, these policies were put in place precisely because of overdevelopment. This would set a worrying precedent and could damage the protected landscape.

We object to this planning application. The proposed buildings are too large, the site is environmentally sensitive, and Welsh Government rules are clear that rural properties must not be expanded to this extent.