

Cardiff Replacement LDP Examination

Housing and Other Matters

Action Point HS9.1

Amend SP3 and/or SP4 to include reference to securing lifetime homes/specialist needs housing where a need is identified.

Council Response

The Council propose to amend Policy SP3 Point iv as follows:

- iv. Healthy, Inclusive and Adaptable Communities: Support healthy and sustainable communities that foster inclusive design, ensuring buildings, streets and spaces are accessible to all users and adaptable to future changes in lifestyle, including the provision of lifetime homes / specialist needs housing (where a need is identified).**

Action Point HS9.2

Proposed Amendment to Policy H5 (iv)

Council Response

The Council propose to amend Policy H5 (iv) as follows (additional text shown underlined):

- iv. The property is of a ~~size~~ design whereby the layout, room sizes, range of facilities, outlook and external amenity space of the resulting property would ensure an adequate standard of residential amenity and security sufficient to meet the requirements of the intended number of residents;**

Action Point HS9.3

Amend Policy CP2

- i. Create 3 policies, Conversion, Extension, Replacement.*
- ii. Include the aim of first seeking employment use for conversions (7.322) in the policy.*
- iii. Include advice on marketing in the reasoned justification (consistent with the Council's responses in ID04)*
- iv. Amend CP2(a), 'The building proposed for conversion must:*
- v. Amend CP2(a)(iii), 'The proposed use must not give rise for additional buildings'*
- vi. Delete CP2(a)(iv)*
- vii. Suggest deleting the last paragraph, criteria aimed at achieving good design are included in each section and SP3, SP3(xiii) in particular.*

Council Response

In response to the Action Points the Council propose to split policy CP2 into three distinct policies and amend the wording in line with the Inspectors Comments

The scale and design of development in the countryside, including inappropriate extensions, conversions and replacement buildings can have detrimental effect on the character and quality of Cardiff's countryside. Although small-scale extensions, conversions and replacement buildings may be acceptable, all development in the countryside will be strictly controlled to prevent unacceptable harm. Where permissions are granted, permitted development rights may also be removed.

Policy CP2 (a): Conversion of Buildings in the Countryside

Proposals for the conversion or change of use of buildings in the countryside will only be permitted when:

- **the existing building is permanent, structurally sound and capable of conversion without requiring substantial reconstruction, alteration, or extension;**
- **the conversion preserves and where possible enhances the character, appearance and countryside setting of the building;**
- **the proposed new use and associated works, including access arrangements, parking, hard-standings, boundary treatments, lighting and landscaping would not adversely impact upon the character and quality of the countryside.**

The re-use of existing permanent rural buildings may prevent existing building stock from going to waste, however a balance is required to protect the character and quality of the countryside.

The aim of this policy is to ensure that the conversion or change of use of buildings in the countryside conserves the character and quality of Cardiff's countryside and natural heritage value.

Proposals for the conversion of rural buildings will only be permitted where they conform to the criteria set out above and the other relevant policies of the Plan.

Proposals that would require substantial reconstruction such that the resulting development would effectively constitute a replacement building will not normally be permitted under this policy.

Inappropriate conversions can have a suburbanising effect eroding the character of the countryside therefore in addition to the conversion or change of use particular care will be taken to ensure that associated works, including access arrangements, parking, hard-

standings, boundary treatments, lighting and landscaping do not result in the loss of fields or have a detrimental impact on the character of the surrounding area.

In the case of proposed conversions/change of use to residential the creation of new gardens and garden extensions will not normally be considered appropriate due to their individual and cumulative detrimental impact on the quality and character of the countryside and landscape.

Policy CP2(b): Extending Buildings in the Countryside

Proposals for extensions to buildings in the countryside will only be permitted where the extension

- **is clearly subordinate to the original building in terms of scale, massing, height and visual appearance and prominence;**
- **respect the scale, form, character, design and visual appearance of the original building and its countryside and landscape setting and**
- **would not adversely affect the character, quality or appearance of the countryside.**

The aim of this policy is to ensure that extensions to buildings in the countryside conserve the character and quality of Cardiff's countryside and natural heritage value.

Extensions to existing buildings will be strictly controlled to limit their individual and cumulative impact. Proposals for extensions should ensure that the existing building remains the dominant form with particular regard given to the size and appearance of the original building rather than later additions.

In the case of buildings that have had previous extensions, the proposals must have regard to the scale and character of the original part of the building as successive extensions can cumulatively result in a disproportionate increase in the size or visual impact of a building which can adversely impact on the character and quality of the countryside.

Policy CP2(c): Replacing Buildings in the Countryside

Proposals for the replacement of buildings in the countryside will only be permitted when it can be demonstrated that the proposed replacement building

- **conserves and, where possible, enhances the character, quality and appearance of the surrounding area and would not result in unacceptable harm to the countryside by virtue of its scale, siting, design or appearance;**
- **Will not have a greater impact on the character, quality or appearance of the surrounding area, in terms of scale, design and appearance;**
- **Would be located on the footprint of the existing building unless an alternative location can be justified by demonstrating a clearer relationship with an existing group of buildings or can be demonstrated to provide a clear improvement to its countryside or landscape setting;**

- **Would not involve the replacement of a building that has architectural, historical or visual significance.**

In addition, proposals for replacement dwellings will only be permitted where the existing building

- **has been lawfully used as a dwelling, or was last used as a dwelling;**
- **retains lawful residential use rights; and**
- **is still habitable, or can be made habitable without substantial reconstruction**

The aim of this Policy is to ensure that the replacement of buildings in the countryside conserves the character and quality of Cardiff's countryside and natural heritage value, without being unduly restrictive.

The demolition and replacement of buildings will generally only be permitted on the footprint of an existing building, or relocated elsewhere on the site where this would provide a demonstrable improvement to the countryside or landscape setting. The scale and design of the replacement building, including any residential curtilage, must conserve and, where possible, enhance the character and quality of the area

The replacement of non-residential buildings with dwellings will be resisted. In general, the re-use or adaptation of existing buildings will normally be favoured in preference to new development.

Action Point HS9.4

Delete 'kitchen, dining area as well as communal amenity' from Policy H6(iv).

Council Response

The Council propose to amend Policy H6 (iv) as follows (additional text shown underlined):

- iv. **They include communal facilities and services that are sufficient to meet the requirements of the intended number of residents and offer convenient access to a communal kitchen, dining area as well as communal amenity spaces to ensure a social and inclusive environment can be delivered; and**

Action Point HS9.5

Delete 'Typical services can include room cleaning, bed linen, on site gym and concierge service, none of these are typical domestic provision.' From paragraph 7.48. Delete 'such as a cleaning service, the provision of bed linen and a concierge' from paragraph 7.49.

Council Response

The Council propose to amend paragraph's 7.48 and 7,49 as follows:

7.48 Developments will be classified as co-living when they include at least 10 units and where an element of typical domestic provision is communal. ~~Typical services can include room cleaning, bed linen, on site gym and concierge service, none of these are typical domestic provision.~~ Anything smaller will typically be considered as an HMO.

7.49 Communal cooking and dining spaces are to be inclusively designed for the number of occupants they serve per floor and will provide a variety of generous spaces to maximise the potential for social interactions, communal cooking and comfortable living. Developments may provide access to on-site managed facilities ~~such as a cleaning service, the provision of bed linen and a concierge.~~ To encourage a communal lifestyle, spaces such as lounges, gyms, wellness centres, cinemas, games rooms, libraries and communal workspaces should be considered. Linking internal and external amenity spaces is encouraged.