



17th April 2021

2021/00023/FUL – Old Police Station, St. Nicholas

This application for a new dwelling to the rear of the former Police Station was discussed at our meeting on April 14, 2021. The Community Council resolved to **object** to this application.

The new dwelling behind police station would be out of keeping with the linear development along Cowbridge Road that the **Conservation Area** is intended to protect.

There are concerns that cars and delivery vehicles, may be reversed out onto the A48, presenting an unacceptable impact on highway safety.

The proposed dwelling is situated at 90 degrees to the road, with both front and rear aspects overlooking neighbouring rear gardens. **LDP Policy MD2, criterion 8**, states that new dwellings should:

“Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking...”

PPW Chapter 9 sets out the national planning policies for housing. Paragraph 9.3.3 and 9.3.4 focus on the development management process and how it relates to housing development, they state:

“Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area’s character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.”

“In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.”

“Has no unacceptable impact on the amenity and character of the locality by way of ... parking”

Cllr Ian Perry

For and on behalf of St Nicholas with Bonvilston Community Council