

REFERENCE: P/23/757/FUL
APPLICANT: Mr M Bacon 3 Llwyn Coch, Broadlands, CF31 5BJ
LOCATION: 3 Llwyn Coch, Broadlands CF31 5BJ
PROPOSAL: Retention of outbuilding to side of dwelling
RECEIVED: 18 December 2023

DESCRIPTION OF PROPOSED DEVELOPMENT

The Application seeks consent for the retention of a single storey outbuilding to the side of the property known as 3 Llwyn Coch.



SITE DESCRIPTION

The Application site is situated within the Main Settlement of Bridgend as defined by Policy SF1 of the adopted Local Development Plan (2018-2033).

The Application site comprises a prominent, corner plot set within the cul de sac known as Llwyn Coch that is positioned on the large Broadlands housing estate. The detached, two-storey property sits in an elevated position on the junction of the main highway (Llwyn Coch) and is somewhat elevated in nature.

The plot has been developed on sloping ground that rises from south to north. It benefits from an enclosed rear garden and a front garden that provides off-street car parking. Properties in the area vary in their general style with some architectural detailing differences although the area generally comprises detached, two-storey properties with a brick finish.



RELEVANT HISTORY

P/13/768/FUL Conditional Consent 03 December 2013
Garage Conversion with Juliet Balcony

P/23/104/FUL Refused 04 May 2023

Demolition of main roof and replacement with new roof with increase ridge height to include roof lights and balcony, first floor side extension with 2nd floor within roof incorporating a dormer window, and first floor front extension.

PUBLICITY

Neighbours have been notified of the receipt of the Application.

The period allowed for response to consultations/publicity expired on 29 January 2024

CONSULTATION RESPONSES

Cllr Spiller has no objection to the proposal and has requested that the Application be referred to the Development Control Committee should the Application be recommended for refusal.

Laleston Community Council support the proposal.

REPRESENTATIONS RECEIVED

Letters of support have been received from 15 & 16 Llwyn Coch.

PLANNING POLICY

National Planning Policy and Guidance

National planning guidance in the form of Future Wales – the National Plan 2040 (February 2021) and Planning Policy Wales (Edition 12, February 2024) (**PPW**) are of relevance to the determination of this Application.

Paragraph 1.30 of PPW confirms that... *‘Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning applications.’*

“All development decisions...should seek to contribute towards the making of sustainable places and improved well-being.” (Paragraph 2.2 of PPW refers) Para 2.3 states *“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.”*

At Para 2.7 PPW, it states *“Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people.”*

PPW states at paragraphs 2.22 and 2.23 that the Planning system should *“ensure that a post-Covid world has people’s well-being at its heart and that Planners play a pivotal role...in shaping our society for the future, prioritising placemaking, decarbonisation and well-being.”*

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 12 - Design (2016)

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this Application.

The Socio Economic Duty

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came in to force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this Application.

Local Policies

The Development Plan for the area comprises of the Bridgend Local Development Plan 2018-2033 which was formally adopted by the Council in March 2024 and within which the following policies are of relevance:

Strategic Policy

- Policy SP1: Regeneration and Sustainable Growth Strategy
- Policy SP3: Good Design and Sustainable Placemaking
- Policy SP4: Mitigating the Impact of Climate Change
- Policy SP5: Sustainable Transport and Accessibility
- Policy SP17: Conservation and Enhancement of the Natural Environment

Topic Based Policy

- Policy SF1: Settlement Hierarchy and Urban Management
- Policy PLA11: Parking Standards
- Policy DNP6: Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP7: Trees, Hedgerows and Development
- Policy DNP8: Green Infrastructure.

Supplementary Planning Guidance

- SPG02 - Householder Development
- SPG17 - Parking Standards
- SPG19 – Biodiversity

APPRAISAL

This Application is referred to the Development Control Committee at the request of the Local Ward Member.

The main issues for consideration in the determination of this Application are the principle of development; the visual impact of the proposal and its impact on neighbouring residential amenity.

Principle of Development

The site is located within the main settlement of Bridgend as defined by **Policy SF1** Settlement Hierarchy and Urban Management of the Bridgend Local Development Plan (**LDP**) adopted in 2024. Policy SF1 states that Development will be permitted within settlement boundaries at a scale commensurate with the role and function of the settlement.

Policy SP3 Good Design and Sustainable Place Making of the LDP states that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment

On balance, it is considered that, subject to satisfying the detailed design criteria and requirements of LDP Policy SP3, the proposed development is acceptable in principle and can accord with the Bridgend Local Development Plan (2024).

Visual Impact

Paragraph 3.9 of Planning Policy Wales 12 (2024) (**PPW**) states "*The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.*" Paragraph 3.14 also outlines the importance of appraising context, noting that "*site and context analysis should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment.*"

Technical Advice Note (TAN) 12: Design states "*(2.6) Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.*"

Policy SP3 of the Bridgend Local Development Plan (2024) states that "*all development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment. Design should be of the highest quality possible, and should be appropriate in scale, size and prominence.*"

Note 11 of SPG02 states that "*The form, materials, and details of extensions and alterations should match or harmonise with those of the existing house.*"

Note 12 of SPG02 stipulates that "*an extension should be in scale with the existing dwelling.*" Paragraph 6.5.1 of the SPG goes on to state that "*Keeping in scale is not just a matter of the size of the extension. Scale is also expressed in the texture of detail and materials.*"

The outbuilding projects from the eastern side elevation of the dwelling into an area at the side of the house which was originally paved and provided access to the rear.



There is an existing boundary wall on the eastern side of the the property and the outbuilding has been constructed to try and ‘tie-in’ with this, however, as seen from the photograph below it projects beyond the line of this wall with the roof of the structure overlapping the wall.



The existing dwelling has a pitched roof design and is constructed of brick. The side boundary wall and boundary wall are also complimented with the same brick finish. In terms of the wider street scene, the Application site sits within a cul de sac where dwellings all have similar design features with pitched roofs, a similar scale and are relatively uniform in their choice of materials.

The form of the extension differs significantly from that of the existing property in terms of its flat roof/box design, choice of materials (timber effect composite cladding) and lack of any discernible features or detailing.

It singularly fails to take into account the form and character of the existing property and the context and characteristics of the wider street scene, resulting in an extension which looks alien in the street scene.

This is exacerbated by the prominent position of the outbuilding immediately adjacent to the public highway and the fact that there is a well-used right of way to the south which provides access to the wider housing estate and public amenity spaces.

It should be noted that other properties within the area have had alterations and extensions, however, they are relatively modest and the general features and characteristics of the host dwellings have been retained/replicated.

Overall, and for the reasons outlined above, the development fails to take into account the context and character of the area resulting in an alien and incongruous feature which has a significant detrimental impact upon the established appearance and character of the existing property and the visual amenities of the surrounding street scene contrary to Policy SP3 of the Local Development Plan (2013), advice contained within Supplementary Planning Guidance 02 *Householder Development* and the aims of national Planning Policy and guidance.

Residential Amenity

Planning Policy Wales (Edition 12, February 2024) states at paragraph 2.7 that *“placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people”*.

Criterion (k) of Policy SP3 of the Local Development Plan (2024) seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected and, in addition, seeks to ensure that an appropriate level of amenity is afforded to future occupiers of a development.

Given that there are no immediate neighbouring properties on this side of the Application site, and the fact that there are no window openings in the outbuilding, it is considered that the proposal is acceptable in terms of its impact on neighbouring residents and existing levels of amenity currently enjoyed in this locality.

Accordingly, the proposal complies with criterion (12) of Policy SP3 of the Bridgend Local Development Plan (2024) and guidance contained within Supplementary Planning Guidance Note 02 *Householder Development* which relates specifically to residential amenity.

HIGHWAYS

Policy PLA11 of the adopted Local Development Plan (2013) stipulates that all development will be required to provide appropriate levels of parking in accordance with the adopted parking standards.

Note 9 of SPG02 states that *off-street parking should be available to meet the County Borough Council’s guidelines for a dwelling of the size after extension* and stipulates that the parking requirement for houses equates to 1 space per bedroom up to a maximum of 3 spaces. Each space must be 4.8m x 2.6m to accommodate a car parking space unless it is within a garage. Supplementary Planning Guidance Note 17 *Parking Standards* (SPG17) stipulates that *garages may only be counted as parking spaces if they have clear internal dimensions, as suggested by Manual for Streets, for a single garage of 6m x 3m*.

The proposed development will not impact on the number of bedrooms within the property and, as such, its parking requirement will not be impacted. As the proposal will not impact on the existing parking provision at the site, it is considered to be acceptable

in this regard.

As such, the proposed development is considered to be compliant with the Note 9 of SPG02 and Policy SP3 and PLA11 of the Bridgend Local Development Plan (2024) and is acceptable from a highway and pedestrian safety perspective.

Biodiversity

In assessing a planning application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Section 6.4.4: *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* It further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

Policy SP3 of the adopted Local Development Plan (2024) requires development to Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

Policy DNP6 states *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created where ever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”*

Policy DNP7 states *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”*. Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi functionality of the green infrastructure network.

In this case the proposed site is located within the settlement, the proposal is within a residential dwelling with limited biodiversity value. The Applicant has not provided any detail of biodiversity enhancements or a green infrastructure report, however in this case given the small scale of the development a bird box would be considered sufficient to enhance biodiversity at the site given the limited value. A condition can be imposed to ensure this is implemented.

On Balance the proposed development is considered to be compliant with Policy SP3 DNP6,7 and 8 of the Local Development Plan (2024) and is therefore acceptable in terms of Biodiversity.

CONCLUSION

The decision to refuse planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2024)

Having regard to the above, it is considered that the development is not acceptable in terms of its design as well as its impact on the wider street scene. The development fails to take into account the context and character of the area resulting in an alien and incongruous feature which has a significant detrimental impact upon the appearance and character of the existing property and the visual amenities of the surrounding street scene contrary to Policy SP3 of the Local Development Plan (2024), advice contained within Supplementary Planning Guidance 02 *Householder Development* and the aims of national Planning Policy and guidance as such the Application is recommended for refusal.

RECOMMENDATION

(R30) That permission be REFUSED for the following reason(s):-

1. The development, by reason of its siting, form and design, constitutes an alien, incongruous and overly prominent feature that has an unacceptable detrimental impact on the established character and appearance of the host property and wider streetscene, as well as the general character of the residential area, contrary to Policy SP3 of the Bridgend Local Development Plan (2024), Supplementary Planning Guidance Note 02: Householder Development (2008) and advice contained within Planning Policy Wales (Edition 12, February 2024). And Technical Advice Note 12 (Design).

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None