

REFERENCE: P/16/901/FUL

APPLICANT: Mr & Mrs Lock c/o Plan R Ltd, 39 Merthyr Mawr Road, Bridgend,
CF31 3NN

LOCATION: 67 Maes Talcen Brackla CF31 2LQ

PROPOSAL: Wooden fence at rear of house dividing gardens of 67 and 68 Maes
Talcen

RECEIVED: 7 November 2016

SITE INSPECTED: 7 December 2016

APPLICATION / SITE DESCRIPTION

The application seeks retrospective consent for the retention of a boundary fence at the rear of the property. The fence is 2.16m in height and runs 15m along the boundary with 68 Maes Talcen.

RELEVANT HISTORY

None

PUBLICITY

Neighbours have been notified of the receipt of the application.
The period allowed for response to consultations/publicity expired on 5 December 2016.

NEGOTIATIONS

None

CONSULTATION RESPONSES

Councillor J C Spanswick

has requested that the application be referred to Development Control Committee due to the possible impact on the neighbouring property.

REPRESENTATIONS RECEIVED

Mr I A Harry 66 Maes Talcen
supports the proposal

D M Price 68 Maes Talcen
has objected for the following reasons:-

- loss of light into conservatory
- spoils the amenity of the garden outlook

Application Number

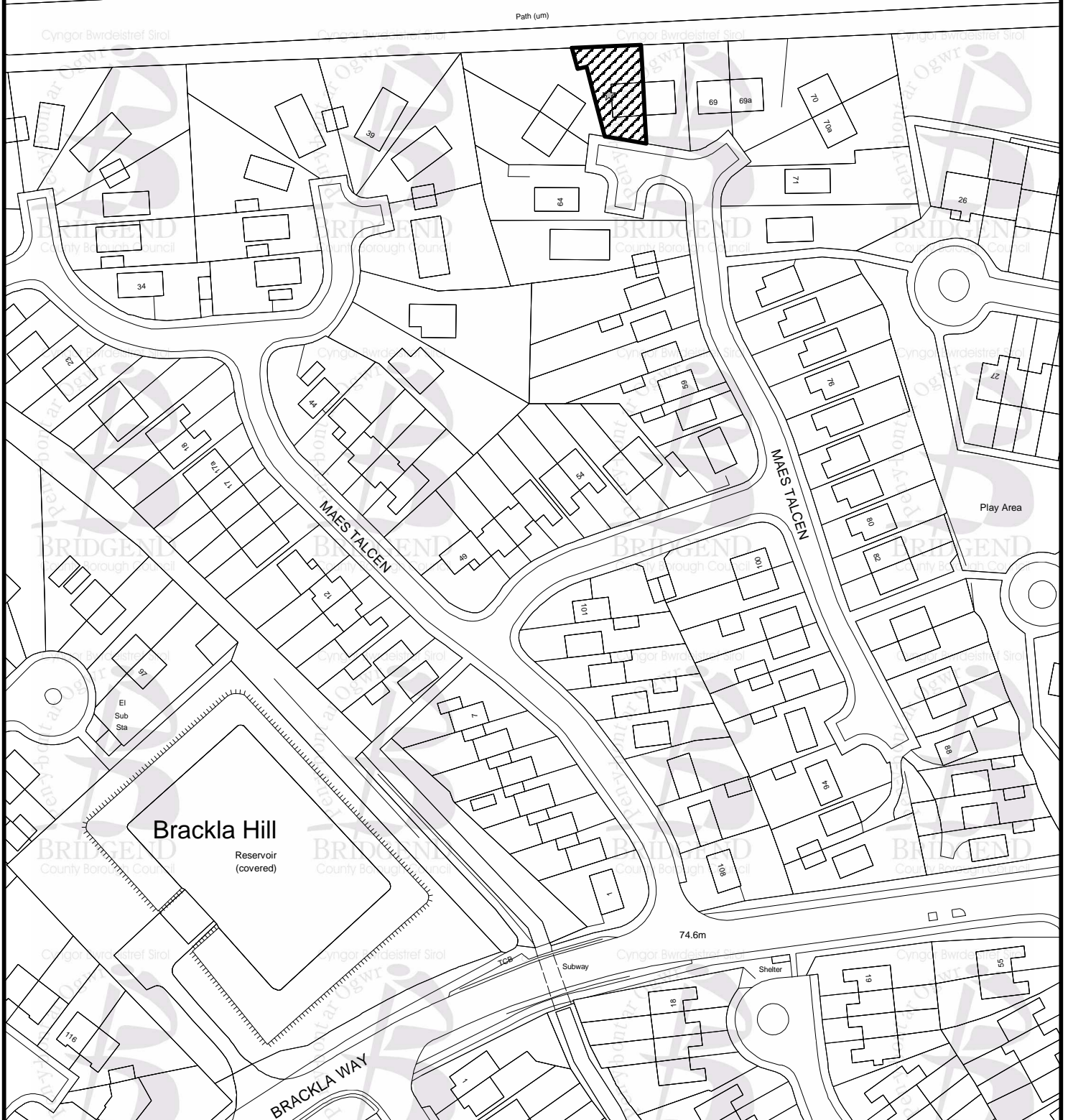
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Scale 1:1,250

Date Issued:
15/12/2016

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O/Drive/Plandraw/new MI layouts/
Committee DC Plan

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COMMENTS ON REPRESENTATIONS RECEIVED

With regard to the objections received from the occupier of 68 Maes Talcen, the applicant could erect a 2m high fence along the boundary of his property without the need for planning permission and could erect an extension of 4.0 (3.0m to eaves) in height for a distance of 4m from the rear elevation without the need for planning permission. The impact of the fence on the property is discussed in more detail in the appraisal.

APPRAISAL

The application is referred to Committee at the request of the Local Member.

The assessment of this application will consider Policy SP2 of the Local Development Plan and Supplementary Guidance 02: Householder Development.

The application seeks retrospective consent for the retention of a boundary fence between 67 & 68 Maes Talcen.

Note 7 of Supplementary Planning Guidance 02 states 'The construction or alteration of a boundary wall, fence or gate should not compromise highway safety, and should respect the residential amenity of neighbours and character of the dwelling and its context.' Paragraph 4.7.6 continues 'the proposed boundary enclosure should not unduly overshadow an adjacent property, block light to its windows or unreasonably dominate the outlook from its main habitable room.'

The fence would be erected alongside an existing boundary wall that offers limited screening between the properties. The fence has been constructed within 1 metre of an existing conservatory at 68 Maes Talcen, however, the elevation of the conservatory facing the fence has been constructed in brick and, therefore, the fence does not have an impact on the outlook from this conservatory. The boundary fence is 2.16 metres in height which, although slightly higher than what can be constructed under permitted development rights, is not considered to raise such adverse overshadowing or loss of light concerns to warrant the refusal of the planning application.

Whilst determining this application Policies SP2 of the Bridgend Local Development Plan and Note 7 of Supplementary Planning Guidance 02 were considered.

CONCLUSION

This application is recommended for approval because the development complies with Council policy and guidelines and will not adversely affect privacy, highway safety or visual amenities nor so significantly harm neighbours' amenities as to warrant refusal.

RECOMMENDATION

(R63) That permission be GRANTED

* THE FOLLOWING IS AN ADVISORY NOTE NOT A CONDITION

This application is recommended for approval because the development complies with Council's policy and guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers
None