

**REFERENCE:** P/16/874/FUL

**APPLICANT:** Mr & Mrs N Evans Unit F Copse Walk, Cardiff Gate Business Park, Cardiff, CF23 8RB

**LOCATION:** 36 Ffordd Sanderling Porthcawl CF36 3TD

**PROPOSAL:** Construction of a single storey extension to provide an indoor pool

**RECEIVED:** 2 November 2016

**SITE INSPECTED:** 15 November 2016

### **APPLICATION / SITE DESCRIPTION**

Full planning permission is sought to erect a swimming pool extension to the residential property known as 36 Ffordd Sanderling, Porthcawl. The proposed single storey swimming pool extension would be erected towards the northern corner of the existing building, with its main footprint measuring 9.5m by 6.2m. It would also comprise an eastern wing that would accommodate changing facilities and pool plant/equipment. The proposed addition would have a central, glazed pitched roof feature extending to a maximum height of 4m from ground level. The extension would have a rendered finish with feature bi-folding doors positioned within the west facing elevation of the proposed building.

The application site is situated on a modern residential estate and occupies a corner plot within the cul-de-sac development. The application building is currently undergoing renovation works to re-orientate and extend the original dwelling (permitted under planning application P/16/173/FUL). Vehicular access to the site is direct from the cul-de-sac with the application site being visible from the sea front/common to the west.

### **RELEVANT HISTORY**

P/16/173/FUL - EXTEND & REORIENTATE DWELLING INCLUDING PARTIAL DEMOLITION TO PROVIDE ADDITIONAL ACCOMODATION & SEA VIEWS - GRANTED – 13-05-2016

P/15/842/FUL - EXTEND & REORIENTATE DWELLING TO PROVIDE ADDITIONAL ACCOMODATION & VIEWS OF THE SEA, INC. PARTIAL DEMOLITION - WITHDRAWN 08-02-2016

P/13/206/FUL - CONVERT EXISTING ANNEXE/TRIPLE GARAGE TO DWELLING, TWO STOREY EXTENSION TO INC GARAGE SPACE & BALCONY - REFUSED 25-03-2013

### **PUBLICITY**

Neighbours have been notified of the receipt of the application. The period allowed for response to consultations/publicity expired on 30<sup>th</sup> November 2016.

### **NEGOTIATIONS**

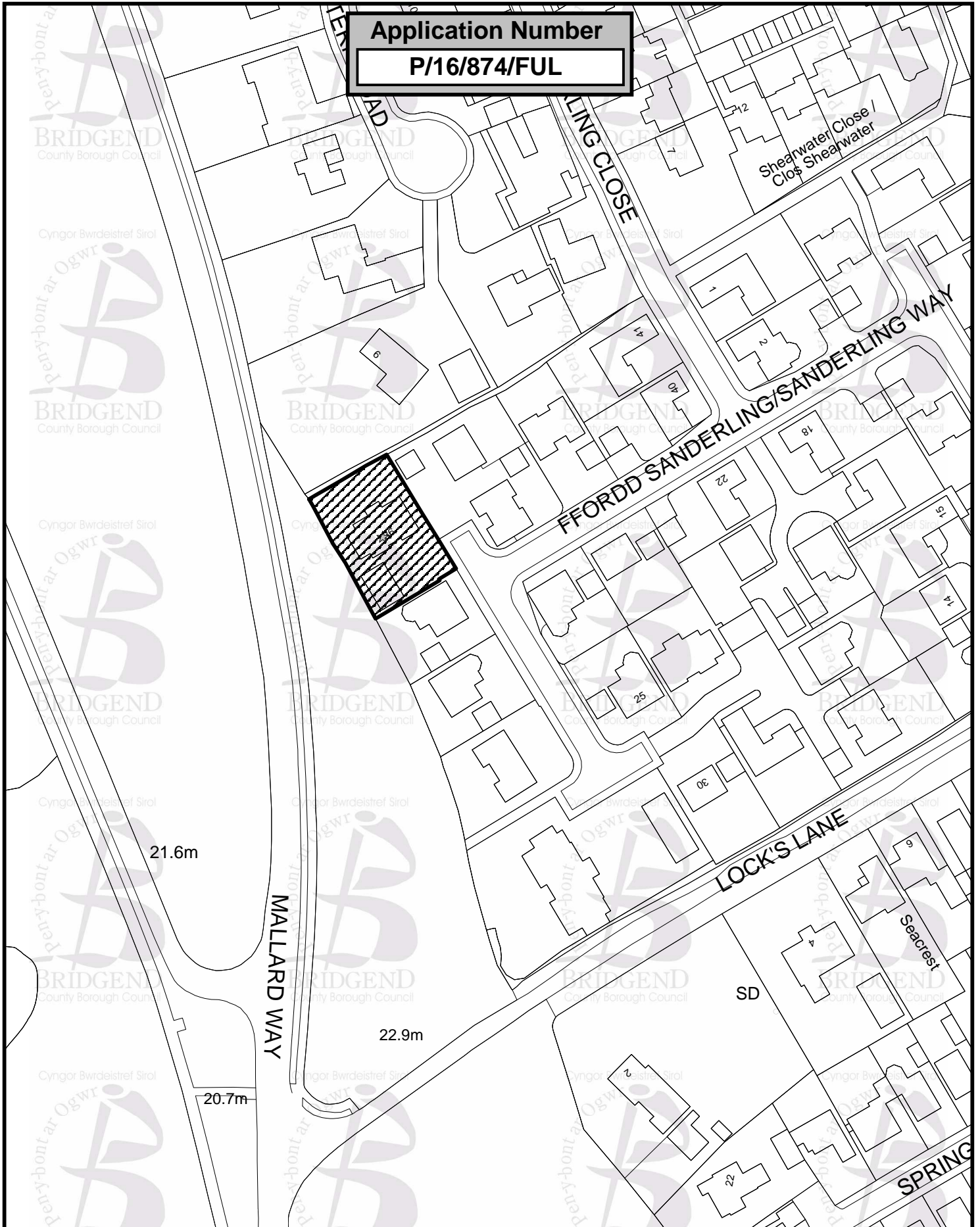
None.

### **CONSULTATION RESPONSES**

Welsh Water Developer Services - No objection.

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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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Head of Street Scene (Drainage) - No objection, subject to condition.

Group Manager Public Protection - No objection.

Porthcawl Town Council - Object to the proposal on the basis the scheme would result in over-intensification/overdevelopment of the existing plot and a further extension would be unneighbourly development.

## **REPRESENTATIONS RECEIVED**

Mrs Rosemary Langdon, 38 Ffordd Sanderling: objects to the proposal, commenting the proposal is disproportionate and overpowering, would result in loss of views and property prices. Concerns are also raised about construction traffic and general disruption during the build process.

Michael Parsons, 6 Mallard Way: concerns raised about the general drainage issues in the area and that the proposed swimming pool structure should not exacerbate these problems.

Ms Jayne Richards, 37 Ffordd Sanderling: objects to the proposal for the following reasons: overdevelopment of the plot, negative impact on existing properties in terms of aspect and value, the proposal is unnecessarily high and unneighbourly. Concerns are also raised about the potential noise and maintenance requirements of the engine/plant room.

## **COMMENTS ON REPRESENTATIONS RECEIVED**

The visual and residential amenity impact of the proposed extension is considered in the Appraisal section of this report.

The development is considered to meet the requirements of planning policy and guidance in terms of amenity space provision around the building and would not result in overdevelopment of the site.

Loss of views and loss of property prices are not material planning considerations that represent justified reasons to refuse the planning application.

Inevitably a development so close to existing properties is going to result in some general inconvenience and disruption during the construction process although this would be of a temporary nature and is not considered a justified reason to refuse such a planning application.

Both Dwr Cymru Welsh Water and the Council's Drainage Section have commented on the proposed development and offered no objection to the scheme. The Council's Land Drainage Section has however suggested a drainage condition should be attached to any approved consent to ensure the satisfactory drainage of the development.

Issues raised with regard to noise disruption from the pool plant equipment have been considered although following consultation, Public Protection has raised no objections to the planning application. The plant equipment would be housed inside the new extension, with such plant equipment that serves a small domestic swimming pool unlikely to generate unacceptable noise levels. The likely ongoing maintenance requirements associated with such equipment are also not considered a justified reason to refuse the planning application.

## **APPRAISAL**

This application is referred to the Development Control Committee for determination in view of the objections raised by the Town Council and local residents.

Whilst determining this application Policy SP2 of the Bridgend Local Development Plan and Notes 1,2,6,8,9,10,11,12 and 18 of Supplementary Planning Guidance 02 Householder Development (SPG02) were considered.

The application seeks planning permission for the erection of a new extension to this modern detached property that is situated within a residential area of Porthcawl. The property is located towards the end of a cul-de-sac and is currently undergoing significant upgrade/refurbishment works, granted under previous consents.

The proposed extension is considered to represent an appropriate addition to the host dwelling. The single storey addition although large in footprint would form part of a large main dwelling, with the form and style of the extension appearing both respectful and subordinate to the host property. Proposed finishing materials would be in-keeping with the host dwelling with such a single storey and would not appear jarring or obtrusive within the wider street scene. Overall, given the nature and scale of the property the proposed extension would relate to and the acceptable design of the extension, it does not raise such harmful visual amenity concerns to warrant a recommendation to refuse the planning application. Turning to the impact of the scheme on neighbouring properties. In view of the comments raised by neighbouring residents, the scheme is also considered acceptable in this regard. Given the size of the application plot and the proposed siting of the single storey addition that would be slightly offset and partially screened from the nearest neighbouring properties by boundary treatments and an existing detached garage erected towards the front of 37 Ffordd Sanderling, the proposal raises no harmful residential amenity concerns. The proposal would result in no overbearing, overshadowing or overlooking impact and conforms to the requirements of SPG02 in terms of amenity protection. Furthermore, following consultation with the Public Protection Section, no objections have been raised against the application. The plot also benefits from a significant front parking/turning area that would remain unaffected by the proposal with the application raising no highway safety issues.

Whilst acknowledging the comments of the Town Council in regard to overdevelopment of the plot, it is considered a reasonable and adequate level of amenity and parking space would be retained around the dwelling to appropriately serve the plot and current/future occupiers of the dwelling. The applicant has provided supporting information with the application that highlights that the existing site covers an overall area of 790 square metres and following the erection of the 75 square metre extension, 415 square metres (53% of total site) would be retained as amenity space, comprising front, side and rear garden areas and turning and parking areas. Overall it is therefore considered the scheme does not represent the overdevelopment of the plot and would not result in an unneighbourly addition being introduced to the locality.

Following consultation with the Council's Land Drainage Officer, no objections have been raised against the planning application subject to a condition controlling the means of drainage for the development. Welsh Water has also raised not raised any objections against the planning application.

The relatively modest proposal raises no biodiversity concerns with such a householder proposal considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies. Regard in this instance has also been given to the Wellbeing of Future Generations (Wales) Act 2015. Section 3 of the Act 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 compromising the ability of future generations to meet their own needs (section 5). The duty has been considered in the assessment of this application and it is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

## **CONCLUSION**

Notwithstanding the objections received, this application is recommended for approval on the basis the development complies with planning policy and guidelines and would not adversely affect privacy, highway safety or visual amenities nor so significantly harm neighbours' amenities as to warrant refusal.

## **RECOMMENDATION**

**R02:** That permission be GRANTED subject to the following conditions:

1. The development shall be carried out in accordance with the following approved plans and documents:

Proposed Site Plan Draw. No. 1183 PL 3:05  
Proposed Elevations Draw. No. 1183 PL 3:06  
Proposed Sections Draw. No. 1183 PL 3:07  
Proposed Section Draw. No. 1183 PL 3:08

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. No development shall commence until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, and roof/yard (surface) water will be dealt with, including future maintenance requirements, has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to the beneficial use of the development hereby approved.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased.

3. \*THE FOLLOING ARE ADVISORY NOTES NOT CONDITIONS

(a) This application is recommended for approval on the basis the development complies with planning policy and guidelines and would not adversely affect privacy, highway safety or visual amenities nor so significantly harm neighbours' amenities as to warrant refusal.

(b) The applicant/developer is advised to contact Dwr Cymru Welsh Water if a sewer connection is required under Section 106 of the Water Industry Act 1991 or any alteration to Welsh Water apparatus is proposed prior to any development being undertaken.

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background papers**  
None