

REFERENCE: P/16/1012/FUL

APPLICANT: Mr & Mrs C Lewis 20 Maes Y Grug, Broadlands, Bridgend, CF31 5DD

LOCATION: 20 Maes Y Grug Broadlands Bridgend CF31 5DD

PROPOSAL: Provision of gates and railings in forecourt

RECEIVED: 20 December 2016

SITE INSPECTED: 10 January 2017

DESCRIPTION OF PROPOSED DEVELOPMENT

Full planning permission is sought for the installation of gates and railings that measures 1.52 metres in height and 9 metres in width at the front of 20 Maes Y Grug, Broadlands, Bridgend. The proposed gates and railings are highball topped and are proposed to be painted in black.

They are designed to extend across the front of the property to prevent members of the public entering the private property mainly to retrieve balls when the public amenity space opposite is being used to play football, rugby etcetera.

SITE DESCRIPTION

The application site is located within the Primary Key Settlement of Bridgend, as defined by Bridgend County Borough Council's Local Development Plan (2013). It is located around 115 metres to the East of the B4622, and is around 285 metres to the North of the A48 Primary Route.

The site comprises a detached, two-storey, North-facing dwellinghouse finished with red facing-brick and a slate roof. The rainwater goods, windows and doors are finished in white uPVC. The property is positioned in the centre of the residential plot of around 300 square metres, with land that slopes gradually from the East to the West.

RELEVANT HISTORY

No relevant planning history.

PUBLICITY

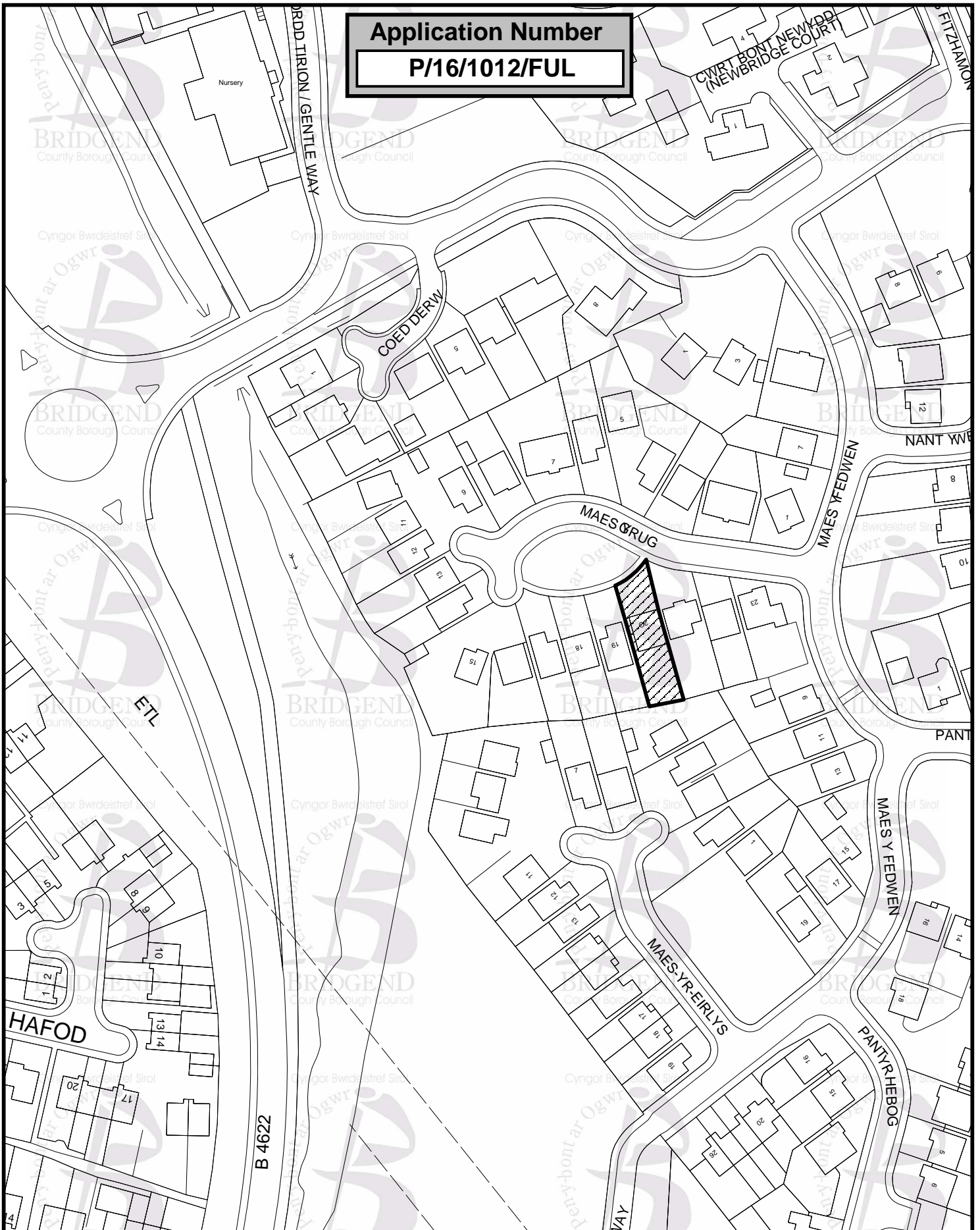
This application has been advertised through direct neighbour notification.

One letter of support was received on 13th January 2017 from Mrs I McGuigan of 21 Maes Y Grug, Broadlands, Bridgend.

One letter of objection was received on 17th January 2017 from Mr David Thomas of 19 Maes Y Grug, Broadlands, Bridgend. The letter raises concerns which relate to the integrity of the shared driveway, the installation of part of the railings on the existing boundary fence, the value of the property, and property ownership. Paragraph 3.1.4 of Planning Policy Wales Edition 9 (November 2016) states that "factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability". The planning system cannot protect the private interests of one person against the activities of another and, for this reason, the concerns raised are not considered to be material planning considerations.

Application Number

P/16/1012/FUL



Scale 1:1,250

Date Issued:
09/02/2017

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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Additional concerns raised in the letter of objection refer to the visual amenity, design and appearance of the gates and railings as well as the potential traffic generation cause by the proposed development. These objections are considered to be material planning considerations, and are considered within the Appraisal Section of the report.

CONSULTATION RESPONSES

CONSULTEE

Head of Street
Scene (Highways)

COMMENTS

It is noted that the adjacent resident has concerns with the proposed development and its effect on highway safety. The resident's objection has been considered, and whilst it is accepted that another vehicle may have to wait on the highway if the applicant is opening the gates to park their vehicle, Maes-y-Grug is a low speed, low trafficked cul-de-sac arrangement and any highway safety issues created by vehicles waiting on Maes-y-Grug would be minimal.

No objection raised to the proposed development.

Laleston Community Council Objection to the application in terms of effecting the street scene.

RELEVANT POLICIES

The relevant policies and supplementary planning guidance are highlighted below:

Policy PLA1 Settlement Hierarchy and Urban Management

Policy SP2 Design and Sustainable Place Making

Policy PLA11 Parking Standards

Supplementary Planning Guidance 2

Householder Development

In the determination of a planning application, regard should also be given to the requirements of National Planning Policy which is not duplicated in the Local Development Plan. The following Welsh Government Planning Policy is relevant to the determination of this planning application:

Planning Policy Wales Chapter 3

Making and Enforcing
Planning Decisions

Planning Policy Wales Chapter 4

Planning Policy Wales Technical Advice Note 12

Planning for Sustainability
Design

APPRAISAL

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

The application has been considered against the adopted policies of Bridgend County Borough Council's Local Development Plan (2013). In making a recommendation, the relevant policies of the Local Development Plan (2013), comments made by statutory consultees and interested third parties have been taken into account.

DESIGN CONSIDERATION

Policy SP2 of the Local Development stipulates:

“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”.

The gates and railings proposed to be installed are modest in nature, and are appropriate to the scale and design of the host dwellinghouse. The railings and gates are proposed to be finished in black, and are acceptable in terms of size and finish.

The proposed development is therefore acceptable in design terms, as it is compliant with Policy SP2 and SPG 2 of the Local Development Plan (2013).

CHARACTER AND APPEARANCE

The letter of objection received states that *“the height of 1.524m is high and not in keeping with the area”*, and *“visually...it will look out of place from road level”*.

Whilst it is acknowledged that the residential area is characterised by open frontages, it is considered that the installation of gates and railings will not detract from this character, given that the property is set back, and is accessed from a private driveway, rather than directly off the adopted highway.

Paragraph 4.7.7 of Supplementary Planning Guidance 2 *Householder Development* states the following:

“the proposed boundary enclosure should be compatible with the character of the house of the area. Its appearance should offer a character and quality appropriate to its prominence, as determined by its location and scale”.

It is considered that the installation of gates and railings at the front of 20 Maes Y Grug, Broadlands, will not result in an incongruous feature being added to the character or appearance of the area that would warrant a refusal on such grounds. As such, the development is considered to be an acceptable form of development that will not be detrimental to the character or appearance of the wider area.

HIGHWAYS

The objection received from adjacent resident at 19 Maes Y Grug, Broadlands, Bridgend, refers to the use of the private shared driveway, and the proposed outward opening of the gates.

The Transportation, Policy and Development Section has considered the objection, and offered the following comment in response:

“whilst it is accepted that another vehicle may have to wait on the highway, Maes-y-Grug is a low speed, low trafficked cul-de-sac arrangement and any highway safety issue created by vehicles waiting on Maes-y-Grug would be minimal”.

The proposal is considered to be acceptable in highway terms, as it is considered that the installation of railings and gates at the front of the property will not have a detrimental impact highway safety.

The application is compliant with Policy PLA11 of the Local Development Plan (2013), and Note 7 of Supplementary Planning Guidance 2 *Householder Development*, since it states that the construction of a boundary gate should not compromise highway safety.

NEIGHBOUR AMENITY

The proposed installation of gates and fencing at the front of 20 Maes Y Grug, Broadlands, Bridgend, will not impact upon the existing levels of privacy or amenity, and so the development is considered acceptable in terms of neighbour amenity.

CONCLUSION

The application is considered to be of an appropriate scale and design in accordance with Policy SP2 of the Local Development Plan (2013). The proposed development will not have a detrimental impact upon neighbour amenity, highway safety or the character and appearance of the area.

The application is compliant with Policies SP2 and PLA 11 of the Local Development Plan (2013), and is consistent with the criteria of Supplementary Planning Guidance 2 *Householder Development*.

The application is recommended for approval, subject to the following planning conditions:

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

1. The development shall be carried out in accordance with the plans entitled "Site Location Plan", "Proposed Front Elevation" and "Detail of Proposed Gates & Railings", received on 20th December 2016.

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

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None