

## **APPEALS**

The following appeals have been received since my last report to Committee:

<b>CODE NO.</b>	D/17/3167106 (1795)
<b>APPLICATION NO.</b>	P/16/454/FUL
<b>APPELLANT</b>	MRS LUCY MORGAN
<b>SUBJECT OF APPEAL</b>	DOUBLE EXTENSION TO SIDE OF THE HOUSE AND ENLARGE SINGLE STOREY PLAY ROOM AT THE REAR: 2 PEN-Y-FFORDD NORTH CORNELLY
<b>PROCEDURE</b>	HOUSEHOLDER
<b>DECISION LEVEL</b>	OFFICER DELEGATED

1. The proposed two-storey extension by reason of its siting, scale and design constitute an insensitive and unsympathetic form of development that would unbalance the existing pair of semi-detached properties and have a terracing effect to the detriment of the existing visual amenities of the locality. As such, the proposal is considered contrary to Policy SP2 of the Bridgend Local Development Plan (2013), the principles of Notes 16 and 17 of SPG2 - Householder Development (2008) and Technical Advice Note 12 Design (2016).
2. The proposed two-storey extension by reason of its siting, scale and design would have an unreasonably dominant and overbearing impact on the neighbouring residential property, No.1 Pen Y Ffordd to the detriment of the residential amenities enjoyed by the occupiers of that property. The proposal is therefore contrary to Policy SP2 of the Bridgend Local Development Plan (2013), and the principles of Notes 1 and 2 of Supplementary Planning Guidance 02: Householder Development (2008).

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<b>CODE NO.</b>	A/17/3168308 (1797)
<b>APPLICATION NO.</b>	P/16/567/OUT
<b>APPELLANT</b>	Mr M KHALIQ
<b>SUBJECT OF APPEAL</b>	ERECTION OF 2NO. 3 BED DETACHED DWELLINGS LAND REAR OF 44 HEOL LLAN NORTH CORNELLY
<b>PROCEDURE</b>	WRITTEN REPS
<b>DECISION LEVEL</b>	OFFICER DELEGATED

1. The proposed development by reason of the constrained nature of the site and the retention of the commercial service yard would generate vehicular reversing movements to and from the highway, creating traffic hazards to the detriment of highway safety in and around the site contrary to Policy SP2 of the Bridgend Local Development Plan.
2. The proposed development, by reason of the constrained nature of the site and the retention of the commercial service yard is likely to fail to provide adequate off street parking facilities and the development would, therefore, generate additional on street

parking to the detriment of highway and pedestrian safety contrary to Policy SP2 of the Bridgend Local Development Plan.

3. The site, due to its relationship with the existing commercial units and the rear servicing yard proposed to serve the commercial units fronting Heol Llan, is too constrained and would therefore provide a substandard outlook for future occupiers of the proposed dwellings contrary to Policy SP2 of the Bridgend Local Development Plan.
  4. Insufficient information has been received in respect of the proposed drainage arrangements to serve the development or the noise generated by the refrigeration and air conditioning units attached to the rear wall of the Megasave Store to enable the implications of the proposal to be properly evaluated by the Local Planning Authority
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**RECOMMENDATION:**

That the report of the Corporate Director Communities be noted.

**MARK SHEPHARD  
CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

(see application reference number)