

REFERENCE: P/17/157/FUL

APPLICANT: Mr Graham Evans 26 Heol Y Mynydd, Sarn, CF32 9UH

LOCATION: 26 Heol Y Mynydd Sarn CF32 9UH

PROPOSAL: Two storey side extension

RECEIVED: 28th February 2017

SITE INSPECTED: 13th March 2017

DESCRIPTION OF PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey side extension at 26 Heol y Mynydd, Sarn, Bridgend.

The extension will measure 2.6 metres in width, 7.3 metres in depth and 7.2 metres in height. The extension is proposed to be finished in render with a concrete tiled roof to match the existing dwellinghouse. All windows and doors will be white uPVC.

SITE DESCRIPTION

The application site is located within the Main Valleys Gateway Settlement of Sarn, as defined by Bridgend County Borough Council's Local Development Plan (2013). The site is positioned approximately 185 metres to the North of the A4063 and is around 400 metres to the north of the M4 motorway. The site is accessed via Heol y Mynydd, a double-width class 5 highway that lies adjacent to the northern boundary of the application site.

The site itself comprises a semi-detached, two storey property which faces north. The dwelling is positioned forward of the centre of the residential plot of around 300 square metres, adjacent to the eastern boundary of the application site and 28 Heol y Mynydd. The land slopes gently from east to west.

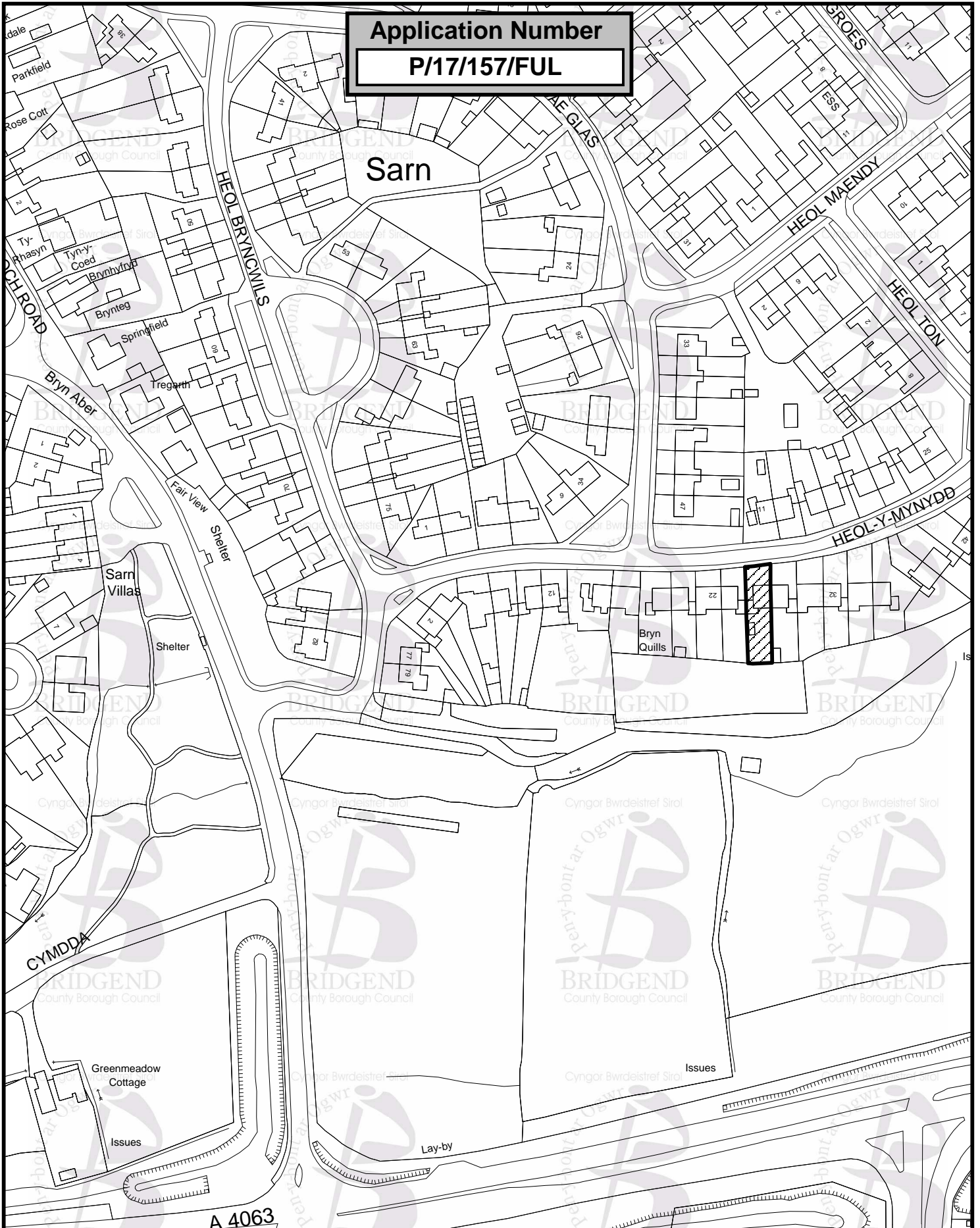


Streetscene View of 26 Heol y Mynydd

Application Number

P/17/157/FUL

Sarn



A 4063



Scale 1:1,750

Date Issued:
17/05/2017

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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RELEVANT HISTORY

Application Reference	Description	Decision	Date
P/16/1013/FUL	Two storey side extension	Refused	13/02/2017

PUBLICITY

This application has been advertised through direct neighbour notification. One letter of objection was received which raises concerns in relation to the scale and prominence of the proposed extension and its detrimental impact to local visual amenities and the character of the residential area. Paragraph 3.1.4 of Planning Policy Wales Edition 9 (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...the planning system does not exist to protect the private interests of one person against the activities of another”.

The concerns raised, which are considered to be material planning considerations, will be addressed in the appraisal section.

CONSULTATION RESPONSES

No objections have been received from Statutory Consultees during the consultation period.

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 Note 02	Householder Development

In the determination of a planning application, regard should also be given to the requirements of National Planning Policy which are 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 for Sustainability
Planning Policy Wales Chapter 9	Housing
Technical Advice Note 12	Design

APPRAISAL

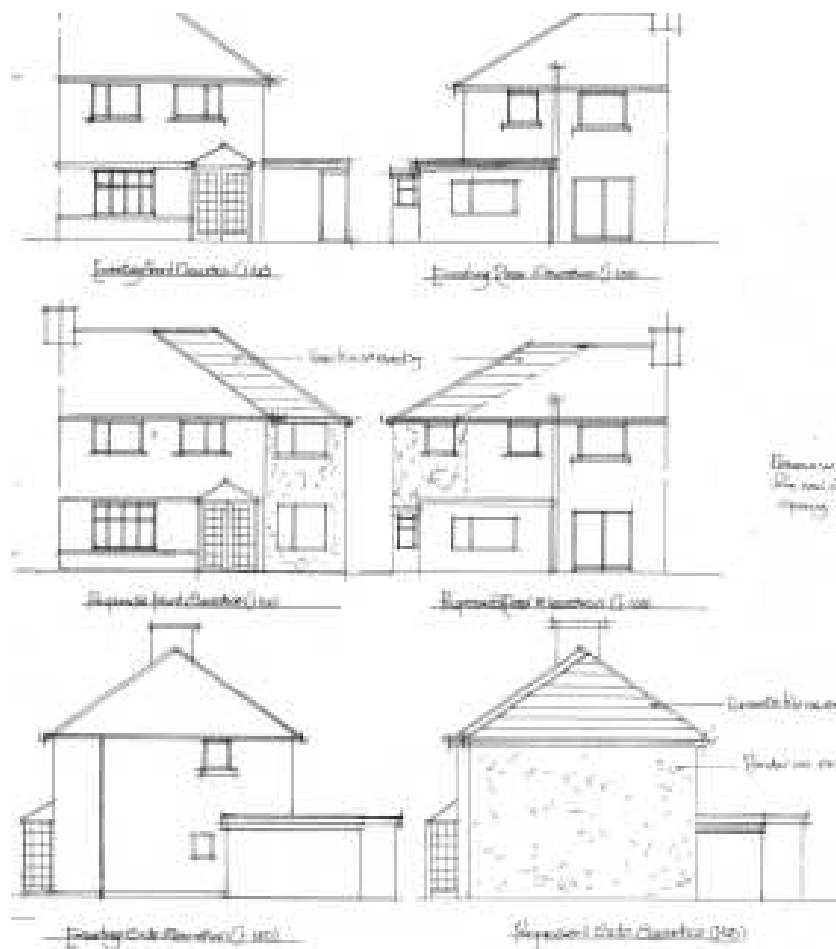
The application was originally referred to the 13 April 2017 Development Control Committee at the Local Member's request. It was deferred to the next scheduled meeting following declarations of interest and an insufficient number of Members to be quorate.

DESIGN CONSIDERATION

Policy SP2 of the Local Development Plan (2013) 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”.

This application follows the submission of a planning application for the erection of a two storey side extension that was refused on 13 February 2017 under planning reference P/16/1013/FUL. The planning application was refused for the following reason:

“The proposed development would, by virtue of its size, scale and prominence, represents an incongruous and prominent element in the streetscene to the detriment of local visual amenities, and is out of keeping with the character of the residential area, contrary to Policy SP2 of the Local Development Plan (2013), Supplementary Planning Guidance 2, and advice contained within Planning Policy Wales (Edition 9) (2016)”.



Scheme as Refused under P/16/1013/FUL

The application now under consideration has been amended to overcome the reason for refusal. The two storey extension is proposed to be set back from the existing building line by 0.5 metres and is proposed to be set down from the existing ridge line by 0.5 metres. It is therefore considered to be appropriate in terms of size and scale and is now compliant with Note 12 of Supplementary Planning Guidance Note 02.

The proposed extension will no longer be a prominent addition to the streetscene, given its reduction in height, width and depth and it will not detract from the character and appearance of the existing dwellinghouse or wider streetscene.



Scheme as Proposed

The extension is proposed to be finished in materials that match the host dwelling and will retain its character and appearance, in accordance with Note 11 of Supplementary Planning Guidance Note 02.

The extension complies with the guidance set out in Note 12 of Supplementary Planning Guidance 2 and is therefore compliant with Policy SP2 of the Local Development Plan (2013). The proposed development is considered to be acceptable in design terms.

HIGHWAYS

The Transportation, Policy and Development Section provided the following comments, under planning application reference P/16/1013/FUL:

“The existing property benefits from two off-street parking spaces, one of which is being affected by the proposal. Given the extension, the parking requirements are considered to increase to 3 spaces”.

It was recommended that a planning condition was imposed upon the planning consent to ensure that a scheme for the provision of 3 off-street parking spaces was submitted to the Local Planning Authority.

The amended plans submitted under planning application reference P/17/157/FUL include the provision of 3 off-street parking spaces within the application site. A detailed parking

layout will be sought and the parking provision will be secured via condition. The development is therefore considered to be compliant with Policy PLA11 of the Local Development Plan (2013) and is acceptable in highway terms.

NEIGHBOUR AMENITY

Supplementary Planning Guidance 2 *Householder Development* recommends at paragraph 4.3.2 that:

“at least 50cm, and preferably 1 metre, be left between an extension and the boundary of the site. This allows for access for construction, finishing, and maintenance. It also helps to limit the visual dominance of an extension”.

Under planning application reference P/16/1013/FUL, concerns were raised which related to the insensitive infilling of the application site, contrary to Note 3 and Note 4 of Supplementary Planning Guidance Note 02.

The extension is now proposed to be set in from the boundary and is therefore compliant with Notes 3 and 4 of Supplementary Planning Guidance Note 02. No other concerns are raised which relate to neighbour amenity.

CONCLUSION

The proposed two storey extension is considered to be appropriate in size, scale and prominence and is compliant with Policy SP2 (3) of the Local Development Plan (2013). The application is recommended for approval, subject to the imposition of the following planning conditions and informative notes.

RECOMMENDATION

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

1. The development shall be carried out in accordance with the "Site Location Plan" and drawing number "16.030.1.B", received on 28th February 2017.

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

2. The materials to be used in the construction of the extension shall match those used in the existing dwelling.

Reason: To ensure a satisfactory form of development and to protect the visual amenities of the area.

3. Notwithstanding the approved plan, no development shall commence until a scheme for the provision of 3 off-street parking spaces has been submitted to and approved in writing by the Local Planning Authority. The parking area shall be implemented in permanent materials before the extended dwelling is brought into beneficial use and retained for parking purposes thereafter in perpetuity.

Reason: In the interests of highway safety.

4. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

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.

Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. You should contact the highway maintenance inspector for the area, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None