

REFERENCE: P/17/246/FUL

APPLICANT: Mrs Natalie Absalom Bradley House, Bettws Road, Bettws, CF32 8TB

LOCATION: Bradley House Bettws Road Bettws CF32 8TB

PROPOSAL: Erection of two storey extension, conversion of garage and external alterations

RECEIVED: 23rd March 2017

SITE INSPECTED: 24th April 2017

DESCRIPTION OF PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey extension, the conversion of the existing storage room to a garage and associated external alterations at Bradley House, Bettws Road, Bettws.

The proposed two storey extension measures 6 metres in width, 5.7 metres in depth and 8.3 metres in maximum height. It is designed to match the appearance of the host dwellinghouse and is proposed to be finished in bradstone cladded elevations with a slate roof. The windows and door will be timber effect uPVC to match the existing. Two windows will be installed on the front, west facing elevation of the extension, at ground and first floor levels. Two windows will be installed to the rear, east facing elevation at first floor level and bi-folding doors will be installed at ground floor level to provide access to the rear garden from the living room.

The existing storage room at ground floor level is proposed to be converted to a garage that can be accessed from the main dwellinghouse. The window on the north-facing elevation will be replaced with an up-and-over garage door with timber effect to match the windows and doors of the host dwellinghouse.

The internal arrangement of the property will be modified as part of this proposal. Two bedrooms with ensuite bathrooms will be introduced to the second floor level of the property. A total of eleven roof lights are proposed to be installed to the roof of the existing property, five on the rear roof slope and six on the front roof slope. The roof lights measure 0.6 metres in width and 0.8 metres in length.

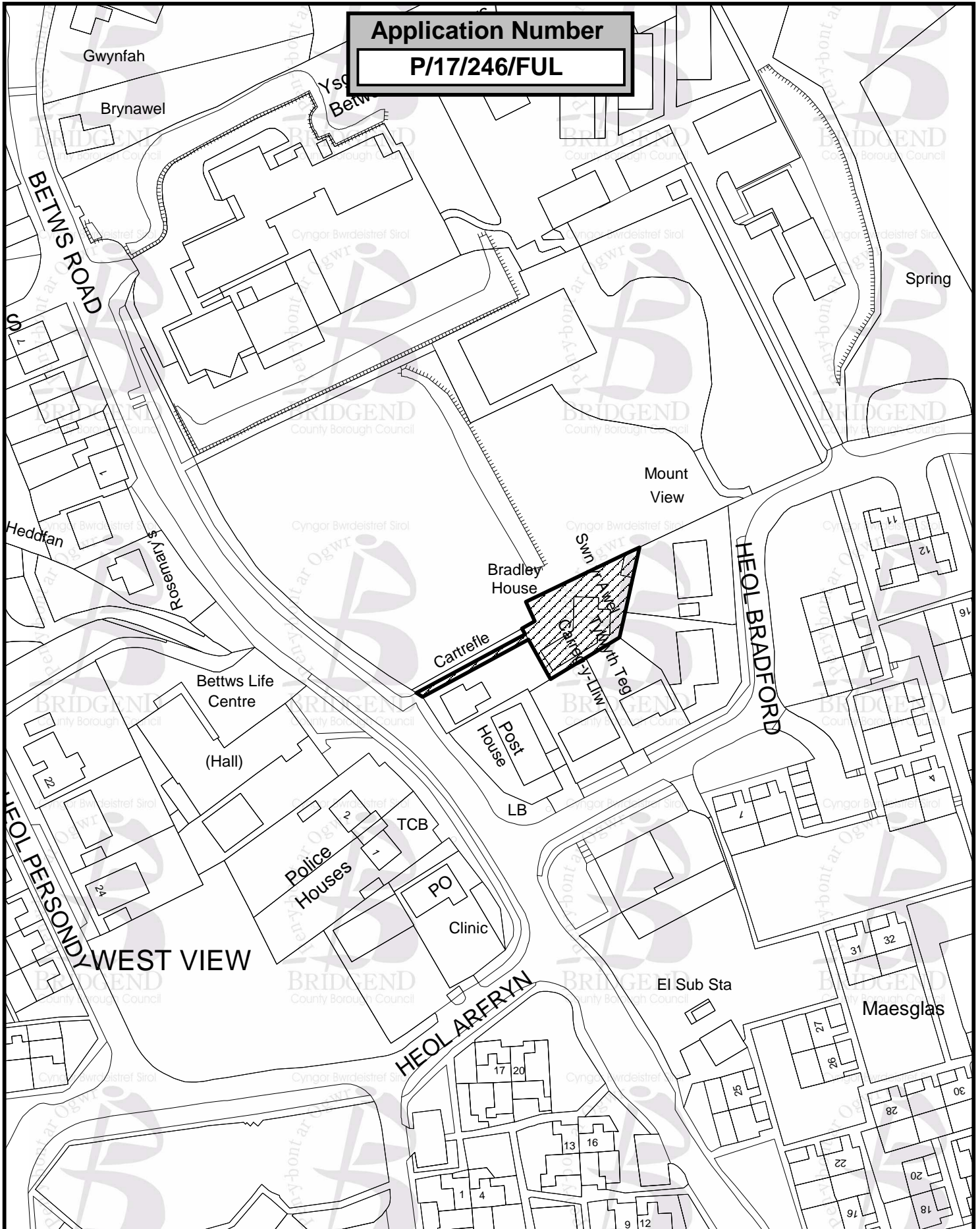
SITE DESCRIPTION

The application site is located within the Local Settlement of Bettws, as defined by Bridgend County Borough Council's Local Development Plan (2013). The site is located approximately 675 metres to the West of the A4064 Primary Route and is around 1,350 metres to the East of the A4063 Primary Route. The vehicular and pedestrian access point lies around 40 metres to the South West of the application site, off Bettws Road (C050). The Northern boundary of the application site lies adjacent to Bettws Primary School/Ysgol Gynradd Bettws and the South of the site is surrounded by residential properties which are predominantly bungalows.

The site itself comprises a North-West facing detached dwellinghouse with an amenity space to the North and East. The dwellinghouse is finished in render and bradstone cladded elevations and has a slate roof.

Application Number

P/17/246/FUL



Scale 1:1,250

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

(c) Crown Copyright and database rights
(2017) Ordnance Survey (100023405)

(c) Hawlfraint a hawliau cronfa ddata'r Goron
(2017) Rhif Trwydded yr Arolwg Ordnans
(100023405)

(c) Cities Revealed Aerial Photography
copyright, The GeoInformation Group (2009)

Cyngor Bwrdeistref Siro



RELEVANT HISTORY

Application Reference	Description	Decision	Date
P/05/332/OUT	Outline planning for single dwellinghouse	Conditional Consent	03/10/2005
P/08/41/FUL	Five bed dwelling – 1 on ground floor and 4 on first floor	Conditional Consent	14/04/2008

PUBLICITY

This application has been advertised through direct neighbour notification. Four letters of objection have been received in response to the consultation, which expired on 11th May 2017. The main points raised can be summarised as follows:-

- Loss of light
- Loss of privacy
- Overlooking
- Out of proportion with existing dwelling
- Loss of view

The concerns raised which relate specifically to the impact of the proposed development on the views from the existing properties are not considered to be material planning considerations.

The other concerns raised in the letters of objection, which refer to the scale and size of the proposed extension its impact on light and overlooking are material planning considerations and will be addressed in the appraisal section of the report.

CONSULTATION RESPONSES

No letters of objection have been received from Statutory Consultees within the consultation period which expired on 11th May 2017.

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 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 Technical Advice Note 12	Design

APPRAISAL

This application is being reported to the Development Control Committee for determination in view of the number of objections received.

The application has been considered against the adopted policies of Bridgend County Borough Council's Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 9)(2016). In making a recommendation, the relevant policies, comments made by interested third parties have been taken into account.

DESIGN CONSIDERATION

Policy SP2 of the Local Development stipulates 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”.

The proposed two storey extension is of substantial height but is considered to be in scale with the existing dwellinghouse, as defined in Note 12 of Supplementary Planning Guidance Note 02 *Householder Development*. The extension, whilst large, provides adequate garden area for private use and is designed to match the form, materials and detailing of the host dwellinghouse, as outlined in Notes 8 and 11 of Supplementary Planning Guidance Note 02 *Householder Development*.

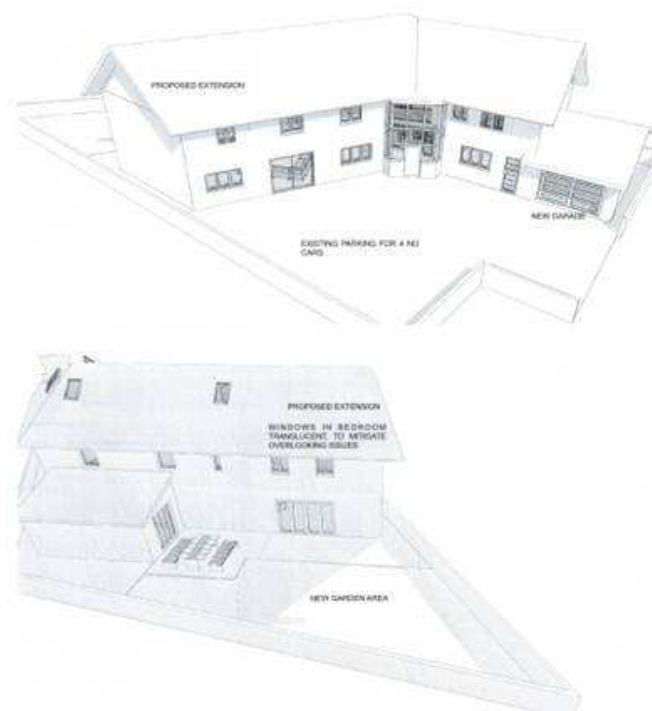


Fig. 1: 3d Illustrations

Whilst the objections raise concerns about the proposed size and scale of the extension, it is considered that it will not introduce an incongruous feature to the host dwellinghouse that would detract from the character or appearance of the wider residential area such as to warrant a refusal on such grounds. The 'hinged' design of the footprint of the dwelling also reduces its length and sense of scale and prominence when viewed from public vantage points.

The extension will complement the principal elevation of the dwellinghouse and will not detract from the character or appearance of the wider residential area. It is intended to be finished in materials that match the existing dwelling and is therefore considered to be

appropriate in size, scale and prominence, compliant with Policy SP2 of the Local Development Plan (2013), and therefore acceptable in design terms.

The conversion of the existing storage room to a garage and the installation of high level roof lights are considered to be minor forms of development that do not have a detrimental impact on the character or appearance of the host dwellinghouse or wider residential area. They are acceptable in design terms as they are appropriate in terms of size, scale and prominence and are therefore, compliant with Policy SP2 of the Local Development Plan (2013).

HIGHWAYS

Given that the existing storage area is being converted to a garage and an additional off-street car parking space is provided at the site, the application is considered to be acceptable in terms of parking provision and highway safety and is compliant with Policy PLA11 of the Local Development Plan (2013).

NEIGHBOUR AMENITY

The proposed extension will be visible from the rear of properties located on Heol Bradford, Bettws, particularly Mount View to the East and Swn Yr Awel to the South East.

The letters of objection received raise concerns about the impact of the proposed extension on the natural light currently afforded to the dwelling and its impact on the existing levels of privacy.



Fig. 2: Aerial Photograph

It is noted from the floor plans that the two storey extension will be within 8m of the boundary with Mount View to the rear (at its nearest point) and the first floor windows would be approximately 19m from the rear elevation of Mount View. However, a condition will be applied to any consent requiring details of a scheme to obscurely glaze and fix the two master bedroom windows and en-suite window below 1.7m in height in order to preserve the privacy of the occupiers of the adjoining bungalow both in the rear garden and between habitable room windows.



Fig. 3: View of Application Site from the East and Mount View

Therefore, having regard to the above, it is considered that the extension will not detrimentally impact on the existing levels of natural light or privacy, given its orientation and distance away from the adjoining properties.

The conversion of the existing storage room to garage will not impact the existing levels of privacy or amenity and so is considered to be acceptable in terms of neighbour amenity.

The installation of rooflights are less intrusive than dormer windows and reduce problems of overlooking. The proposed rooflights are sympathetic to the existing house in the shape, position, scale and design and are not considered to have a detrimental impact the existing levels of privacy as they will be positioned 1.7m above internal floor level.

It is considered that the proposed development will not have a detrimental impact on the existing levels of privacy or natural light afforded to adjoining properties and so there are no concerns raised which relate to residential amenity.

CONCLUSION

The proposed development is considered to be of an appropriate scale and design in accordance with Policy SP2 of the Local Development Plan (2013) and 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 therefore 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 drawing numbers "14940 PL 00 005", "14940 PL 00 105", "14940 PL 00 110", "14940 PL 00 111", "14940 PL 00 112", "14940 PL 00 140" and "14940 PL 00 141", received on 23rd March 2017.

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

2. Before the two storey extension hereby permitted is brought into use, the 1st floor bedroom and en-suite windows in the rear, eastern elevation, shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the windows that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason: In the interests of neighbouring residential amenity.

3. The materials to be used in the construction of the external surfaces of the extensions 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.

4. * THE FOLLOWING IS AN ADVISORY NOTE NOT A CONDITION

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 therefore recommended for approval.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background papers

None