

**REFERENCE:** P/17/275/FUL

**APPLICANT:** Ms Lisa Thomas 2 Forest View, Blaengarw, CF32 8BS

**LOCATION:** 2 Forest View Blaengarw CF32 8BS

**PROPOSAL:** Retrospective for conversion of basement area into 1no. flat and 1no. bedsit

**RECEIVED:** 3rd April 2017

**SITE INSPECTED:** 24th April 2017

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

Full planning permission is sought for the conversion of a basement area of a detached dwelling into one flat and one bedsit at 4 Forest View, Blaengarw.

The flat has 65.95 square metres of floor space and will comprise a kitchen/dining/living area, a storage cupboard and a bedroom with shower room. The 48.5 square metre bedsit comprises a bedroom/living room with ensuite and a kitchen/dining room. The development will result in a total of three independent living units at this site.

The flat and bedsit will be accessed from the rear of the existing property, at basement level. External alterations include the replacement of existing windows and doors with four windows and two doors, each door providing access to the relevant units.

### **SITE DESCRIPTION**

The application site is located within the Local Settlement of Pontycymmer and Blaengarw, as defined by Bridgend County Borough Council's Local Development Plan (2013). It is positioned approximately 130 metres to the North East of the A4064 Primary Route and is accessed via Forest View, which lies adjacent to the Southern boundary of the application site.

The site comprises a detached dwellinghouse positioned in the centre of the relatively large residential plot of around 1,040 square metres. The dwellinghouse is set into steeply sloping ground towards the North East; the ground floor level is adjacent to the highway whilst the basement level is set below. The property is finished in red facing-brick elevations and has a slate roof. It is positioned within an established residential area with surrounding properties of varying size, scale, design, character and appearance.

### **RELEVANT HISTORY**

<b>Application Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
P/99/483/FUL	Detached single storey dwelling	Conditional Consent	06/07/1999

### **PUBLICITY**

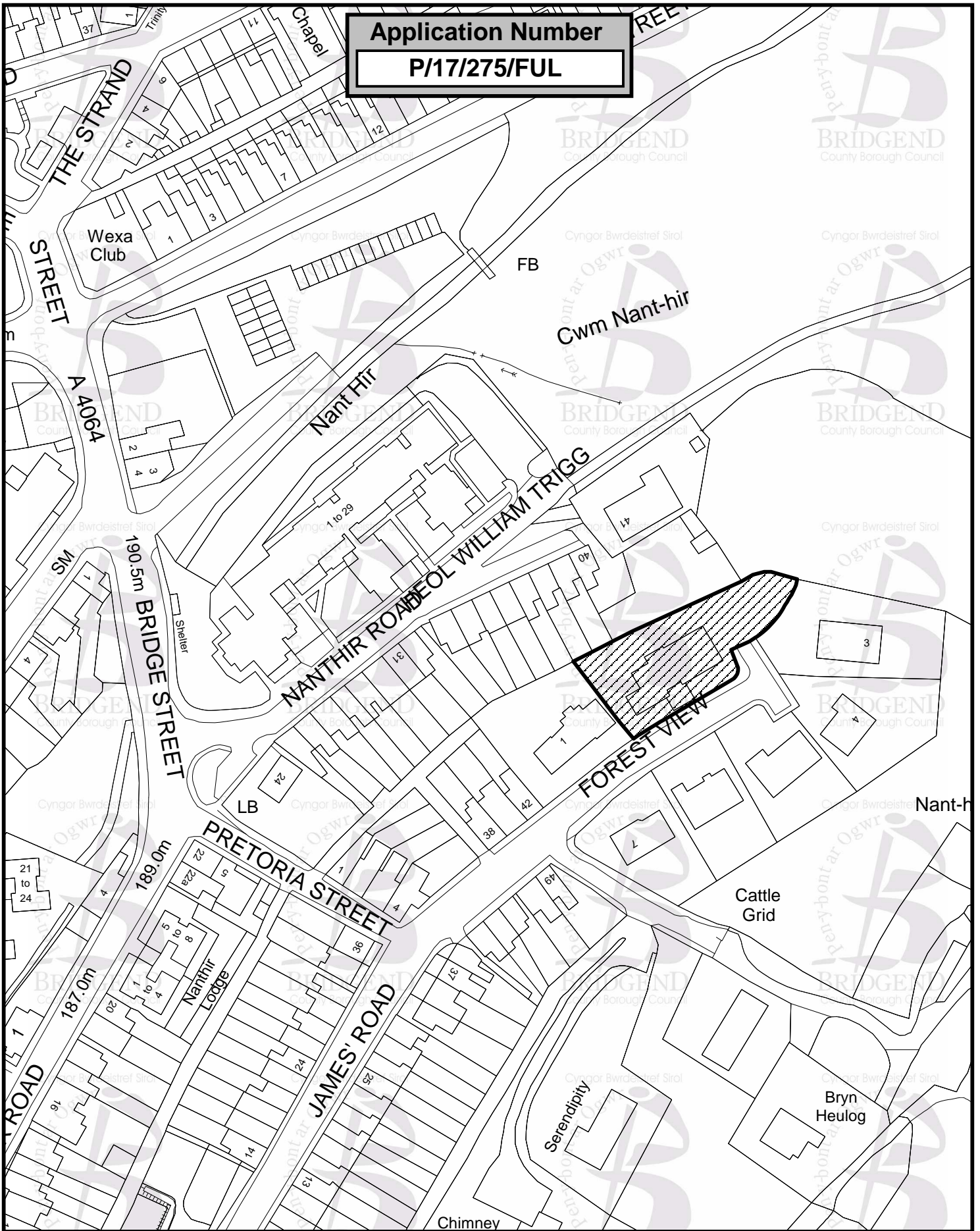
This application has been advertised through direct neighbour notification. Three letters of objection have been received in response to the consultation, which expired on 9<sup>th</sup> May 2017.

The main points of objection are summarised as follows:-

Noise, anti-social behaviour, devaluation of property, overlooking and out of character with the area.

Application Number

P/17/275/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

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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.

The concerns raised by the objectors which relate to the value of their properties are not considered to be material planning considerations. The concerns raised which relate to the noise and nuisance caused by the tenants of the property can be controlled by other legislation and are not, in this case, considered material to the determination of this application.

The other concerns raised are addressed in the appraisal section of the report.

## **CONSULTATION RESPONSES**

### **CONSULTEE**

Land Drainage  
19<sup>th</sup> April 2017

### **COMMENTS**

No objections subject to advising the applicant to contact Dŵr Cymru Welsh Water to confirm acceptability of the additional flows to ensure that there is no hydraulic overload of the system.

Dŵr Cymru Welsh Water  
26<sup>th</sup> April 2017

No objection subject to the imposition of the recommended informative notes.

## **RELEVANT POLICIES**

The relevant policies and supplementary planning guidance are highlighted below:

<b>Policy PLA1</b>	Settlement Hierarchy and Urban Management
<b>Policy SP2</b>	Design and Sustainable Place Making
<b>Policy PLA11</b>	Parking Standards

### **Supplementary Planning Guidance 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:

<b>Planning Policy Wales Chapter 3</b>	Making and Enforcing Planning Decisions
<b>Planning Policy Wales Chapter 4</b>	Planning for Sustainability
<b>Planning Policy Wales Chapter 9</b>	Housing
<b>Planning Policy Wales TAN 12</b>	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 and comments made by Statutory Consultees and interested third parties have been taken into account.

## PRINCIPLE OF DEVELOPMENT

The principle of the proposed development is acceptable as the application site lies within the Local Settlement of Pontycymmer and Blaengarw, as defined by Policy PLA1 of the Local Development Plan (2013).

## DESIGN CONSIDERATION

The only external modifications proposed comprise the alteration of the window and door openings at basement level at the rear of the existing dwellinghouse. The alterations are considered to be inconsequential, as they will not significantly alter the visual appearance of the property from the street scene or detract from the overall character and appearance of the building.



Fig. 1: Proposed Basement Floorplan and Rear Elevation

The alterations are appropriate in terms of size, scale and prominence, in accordance with criterion (3) of Policy SP2 of the Local Development Plan (2013), and are therefore acceptable in design terms.

## HIGHWAYS

The Transportation, Policy and Development Section have provided the following comments:

*"It is noted that the existing property benefits from a suitable level of off street parking fronting the property. Given the cul-de-sac nature of the location and the availability of suitable public transport, I am satisfied that the provision of an additional off-street parking space would be sufficient in this instance."*

Subject to the imposition of the recommended planning condition, the application is considered to be acceptable in highway terms and is therefore compliant with Policy PLA11 of the Local Development Plan (2013).

## DRAINAGE

Bridgend County Borough Council and Dŵr Cymru / Welsh Water have recommended the inclusion of informative notes to ensure no detriment is caused to existing residents or the

environment, and to Dŵr Cymru / Welsh Water's assets. The proposal is therefore considered to be acceptable from a drainage perspective.

## **NEIGHBOUR AMENITY**

With regard to the concern raised by the occupier of 40 Nanthir Road which relates to noise, overlooking and loss of privacy, it is considered that the proposed conversion of the disused basement area into one flat and one bedsit will not impact the existing levels of privacy or amenity of neighbouring properties, given its position, distance from habitable room windows (minimum of 22m), difference in levels and the existence of boundary treatments. No concerns are raised which relate to neighbour amenity.



Fig. 2: Aerial Photograph

## **CONCLUSION**

The proposed development complies with Policies PLA1, PLA11 and SP2 of the Local Development Plan (2013) and is not considered to raise any issues of amenity, design highway safety. The application is therefore considered to be an acceptable form of development in this location and is recommended for approval.

## **RECOMMENDATION**

(R64) That retrospective consent be GRANTED subject to the following condition(s):-

1. The development shall be carried out in accordance with the Site Location Plan and drawing entitled "Sheet 3 of 3", received on 3rd April 2017.

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

2. A scheme for the provision of 3 off street parking spaces for the parent property and 1 off-street parking space for the one bed flat has been submitted to and approved in writing by the Local Planning Authority. The parking areas shall be implemented in permanent materials within 3 months of approval into beneficial use and retained thereafter for parking purposes in perpetuity.

Reason: In the interests of highway safety.

3. \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

The proposed development site is crossed by a 225mm surface water sewer and a 150mm foul sewer. Their position should be accurately located and marked out on site before works commence and no operational development shall be carried out within 3



metres either side of the centreline of the public sewers.

The applicant may need to apply to Dŵr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and lateral Drains, and conform with the publication "Sewers for Adoption" - 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com). The applicant is also advised that some public sewers and lateral drains may not be recorded on Dŵr Cymru Welsh Water's maps of public sewers because they were originally privately owned and transferred into public ownership by nature of the Water Industry (Schemes for Adoption or Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. The applicant may contact Dŵr Cymru Welsh Water to assist. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times.

No surface water is allowed to discharge to the public highway.

No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.

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

**Background papers**

None