

APPEALS

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

CODE NO. A/17/3166499 (1793)
APPLICATION NO. P/16/682/OUT
APPELLANT MS CLARE TUCK
SUBJECT OF APPEAL NEW DWELLING
GARDEN OF 67 WOODLANDS AVENUE, PENCOED
PROCEDURE WRITTEN REPRESENTATIONS
DECISION LEVEL OFFICER DELEGATED

The application was refused for the following reasons:

1. The proposed development, would generate a net increase in vehicular movement and would exacerbate congestion either side of the level-crossing and at the complex over-bridge junction between the eastern end of the relief road and Penybont Road in advance of the completion of the Penprysg Road Bridge Improvement (Relief Road Phase 2) to the detriment of the safety and free flow of traffic on the highway network contrary to Policy PLA6 of the Bridgend Local Development Plan.
2. The proposed means of boundary enclosure fronting onto Woodland Avenue would represent an incongruous element in the street scene to the detriment of local visual amenities and when combined with the frontage parking spaces, which are located immediately in front of habitable room windows in the principal elevation of the host dwelling, 67 Woodland Avenue, would dominate the outlook of these windows resulting in a significant loss of residential amenity contrary to Policy SP2 of the Bridgend Local Development Plan.
3. The site is too constrained and contrived to permit the construction of a dwelling of a size and design that would reflect the character of adjoining properties, contrary to Policy SP2 of the Bridgend Local Development Plan (2013).

CODE NO. A/17/3171557 (1802)
APPLICATION NO. P/16/1000/FUL
APPELLANT MRS JELAN ARUNO JESUTHASAN
SUBJECT OF APPEAL CHANGE OF USE OF GROUND FLOOR DWELLING TO
NEWSAGENTS/OFF LICENCE
129 CAERAU ROAD CAERAU
PROCEDURE WRITTEN REPRESENTATIONS

DECISION LEVEL OFFICER DELEGATED

The application was refused for the following reasons:

1. The proposed newsagent/off license (A1 use) at this location would generate on-street parking by calling delivery and service vehicles, to the detriment of highway safety and the free flow of traffic contrary to policies SP2 and PLA11 of the adopted Bridgend Local Development Plan (2013) and Supplementary Planning Guidance 17: Parking Standards (2011).

2. The proposed development, by reason of its form and location, would introduce an incompatible form of development within a predominantly residential area constituting a source of general nuisance and disruption to the residents of properties in close proximity to the site, contrary to Policy SP2 of the adopted Bridgend Local Development Plan (2013).

CODE NO.	C/17/31754530 (1803)
APPLICATION NO.	ENF/67/16/C
APPELLANT	MISS TIFFANY SHERRIFF
SUBJECT OF APPEAL	NEW SINGLE STOREY SIDE/REAR EXTENSION AND RETENTION OF FIRST FLOOR REAR EXTENSION 1 PRINCESS STREET MAESTEG
PROCEDURE	WRITTEN REPRESENTATIONS
DECISION LEVEL	ENFORCEMENT NOTICE

RECOMMENDATION:

That the report of the Corporate Director Communities be noted.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers
(see application reference number)