

REFERENCE: P/16/290/FUL

APPLICANT: Mr Michael Harris Cartref, 25 Cefn Glas Road, Bridgend, CF31 4PG

LOCATION: Land Adj To 25 Cefn Glas Road Bridgend CF31 4PG

PROPOSAL: Detached Dwelling

RECEIVED: 12 April 2016

SITE INSPECTED: 10/05/2016

APPLICATION/SITE DESCRIPTION

The application proposes the construction of a detached dwelling on land adjacent to 25 Cefn Glas Road, Bridgend.

The indicative layout originally submitted with the application showed a dwelling with a footprint measuring 8m by 9m with a gable roof, the ridge of which was set at approximately right angles to the road. The principal elevation of the property would therefore face north westwards towards 25 Cefn Glas Road and the side elevation would face onto Cefn Glas Road. The ridge height of the proposed property was to reach 8.75m above the adjoining highway. A single storey garage structure was proposed in the south western corner of the site and attached to the rear elevation of the proposed dwelling. This structure measured 5m by 3m with a gable roof reaching 3.65m in height. The eastern site boundary with the highway was shown as a 1.5m stone wall, which was to be set back to allow for the provision of a new pavement in accordance with a New Street Order that applies to Cefn Glas Road.

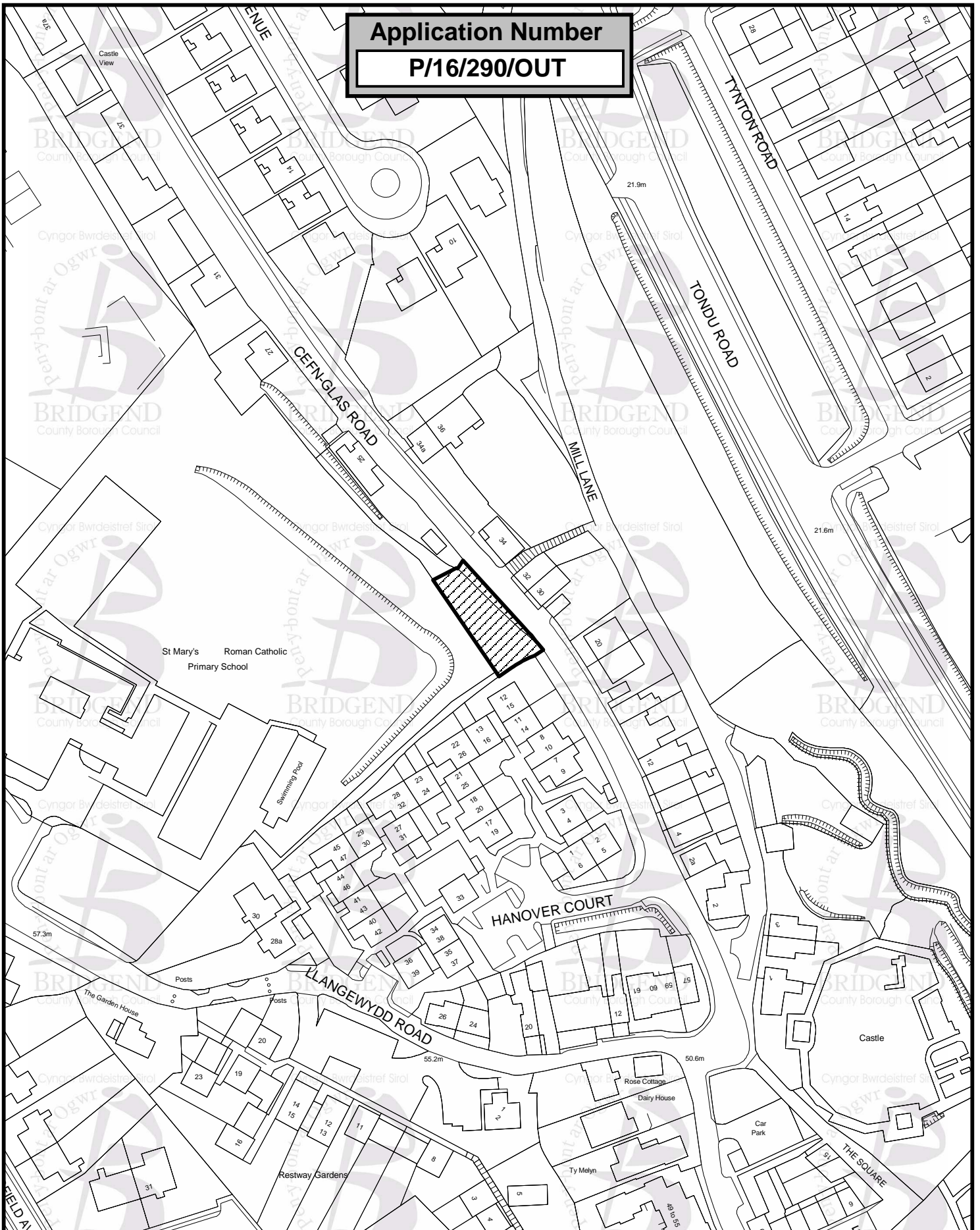
As a result of lengthy discussions with the applicant, amended plans have been submitted showing details of a completely revised scheme. Whilst the original submission sought outline planning permission, on the basis of the now detailed plans and its location within the Conservation Area, it is considered reasonable to assess the application as being for full planning permission.

The amended layout now shows an "L" shaped dwelling located 7m away from the southern site boundary and 1.3m away from the western boundary with the adjoining school. The main section of the proposed house will measure 7.5m in depth by 8m in width with a gable roof reaching 8m at its ridge. A two storey annex will project 5m from the northern elevation and measure 3.5m wide also with a gable roof reaching 6.6m to the ridge. A single storey porch is to be attached to the southern elevation. This will project 1.4m from this principal elevation and measure 2m in width with a ridged roof reaching a maximum height of 3.25m. Between the dwelling and the southern site boundary there is to be a hard surfaced area, which will be used for the parking of 3 cars. The site layout plan also indicates that the existing stone boundary wall, which is approximately 1.8m in height, will be rebuilt to enclose the eastern site boundary with Cefn Glas Road. This proposed replacement stone boundary wall has been slightly realigned to allow for the provision of a new pavement approximately 1.2m in width along the frontage of the plot.

The proposed dwelling will accommodate a lounge/living room, kitchen, utility room, cloaks, hall and dining room/study on the ground floor. Four bedrooms, one of which has an en-suite, and a family bathroom are to be provided at first floor level. The external finishes of the proposed new dwelling are to be colour washed smooth render with a brick soldier course band around the middle of the building and brickwork window headers. Fibre cement slates will cover the roof with soffits, barge boards, rainwater goods and window frames finished in white.

Application Number

P/16/290/OUT



Scale 1:1,250

Date Issued:
26/06/2017

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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The application site is located on the western side of Cefn Glas Road and is elevated above the adjoining carriageway level by approximately 1.5m to 2m. The land is partially enclosed by close boarded fencing approximately 2m in height. A number of mature trees exist adjacent to the western plot boundary with the neighbouring St. Mary's Roman Catholic Primary School. The adjoining development to the south of the application site comprises a Sheltered Housing Complex for the Elderly known as Hanover Court and opposite the proposed development site is a vacant plot of land and a pair of semi-detached dwellings with a garage. Departmental records confirm that full planning permission for a dwelling on this vacant plot was granted in 2001, which has lapsed but a new application (P/16/360/OUT) relating to this land is currently undetermined. 25 Cefn Glas Road lies approximately 25m, at its nearest point, to the north of the application site although a detached garage serving that property is located just over 5m away from the northern application site boundary. It is noted that the application site boundary includes the access to this garage. The revised site layout drawing is annotated to demonstrate that the proposed new dwelling's finished floor level will be set at approximately 500mm above the adjacent carriageway level. Calculations of the quantity of materials that would be required to be removed from the site to achieve this have now been submitted.

RELEVANT HISTORY

P/11/896/OUT - Outline application for a detached dwelling - REF - 11/06/12

PUBLICITY

The application has been advertised on site. Neighbours have been notified of the receipt of the application. The period allowed for response to consultations/publicity expired on 11 May, 2017.

CONSULTATION RESPONSES

Bridgend Town Council No objections subject to the comments regarding drainage from Dwr Cymru/Welsh Water being taken into account.

Head of Street Scene (Drainage) - No objection subject to condition.

Welsh Water Developer Services - No objection subject to condition.

Head of Street Scene (Highways) - No objection subject to conditions.

REPRESENTATIONS RECEIVED

Three letters of objection have been received from local residents. The grounds of objection can be summarised as follows:-

Highway Safety - The application site is located at the narrowest section of Cefn Glas Road and lacks pedestrian footways. There are significant levels of on street parking in the vicinity as properties opposite do not benefit from any off street parking facilities. Cefn Glas Road is reasonably highly trafficked particularly given the recent residential development approved at the former Ysgol Bryn Castell site to the north and congestion occurs in this vicinity due to the parked cars.

Access - In addition to the above traffic issues, objectors consider that the access is poorly located with the vision for vehicles emerging from the site being obscured by parked cars. One objector considers that in the absence of a turning facility within the

curtilage of the site, vehicles would be unable to use the proposed off street parking spaces shown on the revised plans as there would be insufficient space to reverse into/out of the spaces due to on street parking opposite.

Domination and Overshadowing - The height of the proposed dwelling combined with the difference in land levels will adversely impact on the properties opposite the application site due to the close proximity resulting from the narrowness of the road at this location. The amended plans, which show a larger dwelling are considered to exacerbate these concerns.

Loss of Privacy - Due to the difference in land levels, the proposed development will result in loss of privacy to first floor bedroom windows in the properties opposite the application site. It is noted that the amended house plans include windows in the side elevation serving habitable room windows which will look directly into windows in the front elevation of 32 Cefn Glas Road.

Loss of Trees - The application form states that no trees will be removed as a result of the development but it is clear that a number of trees will be required to be felled to facilitate the construction of the proposed dwelling.

Impact on the Conservation Area - The proposed development will result in the removal of the existing stone boundary wall which will be detrimental to the appearance of the area, which lies within a Conservation Area.

Inappropriate Materials - The originally proposed materials included concrete tiles and white UPVC, which objectors consider to be inappropriate for this Conservation Area location.

Lack of Detail - Initially objectors considered that the outline application contained insufficient information to enable proper assessment of the proposed development. Whilst acknowledging the details of the design of the dwelling now submitted, objectors remain concerned over the lack of information relating to the proposed earthworks to achieve the proposed land levels.

Pavement Provision - Objectors consider that the proposed footway provision will further narrow the highway making it impossible for emergency vehicles and buses to use Cefn Glas Road. In addition, one objector questions whether the provision shown on the revised site layout would be wide enough of accommodate pushchairs or wheelchairs.

COMMENTS ON REPRESENTATIONS RECEIVED

The following observations are provided in response to the issues raised by local residents:-

Access & Parking - The Highways Department notes the on street parking that occurs in the vicinity of the application and also that the road fronting the site can be busy in the peak periods. As a result of the on street parking, it is evident that vehicles need to operate a give and take system when using this section of Cefn Glas Road, which is detrimental to the free flow of traffic. The amended proposals now include sufficient off street parking facilities within the curtilage of the proposed new dwelling to meet the Authority's parking guidelines. One objector acknowledges this provision but considers that a turning facility should also be provided as vehicles are likely to be unable to access the parking spaces due to on street parking opposite the application site. The Highways Department is satisfied with the submitted parking arrangements and have not required the provision of a turning facility.

It is noted that the indicative layout shows the slab level of the proposed dwelling set just above the existing level of the highway and in this position, there would be significant earthworks required to achieve these levels. In light of the traffic conditions, there is the potential for such excavations and the removal of material to cause significant disruption to the local highway network. The applicant has now calculated the amount of material that would be required to be removed and has investigated the number of lorry movements required to remove this material. Given that this element of the construction phase would be for a temporary period, it is considered that a condition requiring a Construction Management Plan would adequately control this issue. It is also noted that the indicative layout sets back the site boundary to make provision for a pavement in order to meet the requirements of a New Street Order albeit that the pavement shown measures between 1.2m to 1.5m wide rather than the standard 1.8m. This facility would be of significant benefit to pedestrian and highway safety in the immediate area.

One objector considers that the provision of the pavement, as indicated on the amended site layout, narrows the highway which, combined with the level of on street parking that occurs in this location, will make it impossible for emergency vehicles and buses to access the area. The requirement forms part of a New Street Order that has been applied to Cefn Glas Road by the Highway Authority, due to the lack of continuous pedestrian footways. The scheme aims to improve pedestrian safety. Notwithstanding the requirement, the proposed development does not narrow the existing carriageway width.

Domination and Overshadowing - Objectors consider that the narrowness of road at this point, combined with the difference in land levels, will result in the proposed development being constructed in close proximity to and elevated above the properties on the opposite side of Cefn Glas Road (Nos 30 & 32). The amended plans now position the main section of the new dwelling directly opposite 30 Cefn Glas Road with the two storey annex element opposite 32 Cefn Glas Road. The amended layout shows that there would be approximately 10m between the side elevation of the proposed new dwelling and the front elevation of No 30 increasing to 12.5m between the two storey annex and the front elevation of No 32. Although relating to household extensions, the Authority's Supplementary Planning Guidance (SPG) 02 provides guidance on the manner in which the issue of unreasonable domination can be assessed. The SPG advises that unreasonable domination is an issue where a main window to a habitable room in an adjacent dwelling will directly overlook a proposed development. For unreasonable domination to be demonstrable, the extension must be either:-

- (a) Higher than a line, perpendicular to the window wall, rising at 25 degrees to the horizontal from the mid point of the affected windows; or
- (b) Closer than 10.5m.

It is emphasised that this is only a general indicator of the possibility of dominance and not a rigid definition of unreasonable dominance. In this case, albeit that there is only 10m distance between the proposed dwelling and 30 Cefn Glas Road, the amended design of the property only marginally infringes the daylight protection zone of the ground floor window in this neighbouring property. With regard to the impact on No 32, due to the increased distance and the reduced ridge height of the two storey annex, the proposed development will not infringe the daylight of the ground floor window. It is considered that, on balance, the impact on these neighbouring properties will not be so significant as to warrant refusal of the scheme for this reason.

Loss of Trees - The proposed development will require the removal of some trees adjoining the western boundary with the Primary School Grounds, these are not protected

by a Preservation Order. It is considered that these trees do not provide significant public amenity value and therefore removal to facilitate development could be acceptable subject to a condition requiring the remainder of the site to be landscaped.

Impact on the Conservation Area - Objectors point out that the application site lies within the Newcastle Hill Conservation Area and consider the proposed development will adversely impact on the existing rubble stone wall fronting onto Cefn Glas Road to the detriment of the character of the area. In addition, residents consider that the materials identified in the application for the external finishes of the proposed dwelling are inappropriate for the area and particularly the Conservation Area setting. The amended layout shows that a new rubble stone wall of similar height to the existing will enclose the eastern site boundary onto Cefn Glas Road. It is considered that an appropriately worded condition can ensure the provision of this replacement feature. Similarly a condition to control the external finishes of the proposed dwelling could be imposed in the event that the Authority were minded to approve the scheme.

Loss of open space - Whilst one objector considers the proposed development will result in the loss of a green area, this land is not public open space and has previously been completely enclosed by 2m high close boarded fencing.

Loss of Privacy - Concern has been expressed by an occupier of one of the properties opposite the application site regarding the potential for anyone entering or leaving the proposed new dwelling to look into first floor bedroom windows at their property. It is considered that due to the siting of the proposed development and the setting of the ground floor level at the same level as the highway, the concern regarding the impact on the privacy of these windows at the neighbouring property has been addressed. It is noted, however that the eastern elevation of the two storey projecting annex contains two windows, one at ground floor level and one at first floor level. Both of these are secondary windows to the dining room/study and bedroom that they serve. It is considered that the replacement rubble stone boundary wall will safeguard the privacy of the neighbouring dwelling opposite from the ground floor window but a condition requiring the first floor window to be obscurely glazed is considered necessary.

Lack of Detail - One objector considers the submission to contain insufficient detail and in particular in relation to the earthworks. Whilst it is acknowledged that the information submitted is limited in its extent, an appropriately worded condition can, it is considered, control the construction methodology including removal of material from the site.

APPRAISAL

The application is referred to Committee to allow Members to consider the objections received from local residents.

Although the original application sought to establish the principle of the development of a detached dwelling on land to the south of 25 Cefn Glas Road, Bridgend, the submission has been amended with a revised site layout and detailed designs for the proposed dwelling now provided. In the circumstances, it is considered reasonable to deal with the application as one for full planning permission. The amended layout retains the position of the proposed dwelling towards the southern section of the plot with a driveway/parking area adjacent to the southern site boundary. The submitted plans also indicate that the slab level of the proposed dwelling will be close to the existing level of Cefn Glas Road, which runs along the eastern site boundary. The proposed dwelling is shown with its principal elevation facing north/south and its gable (side) elevation facing the highway.

Policy COM3 of Bridgend Local Development Plan (LDP) states that residential

developments within settlement boundaries on windfall and small scale site, or the re-use of vacant or under-utilised land will be permitted where no other LDP policy protects the building or land or an existing or alternative use. In principle, therefore, the redevelopment of the land may be acceptable.

Policy SP2 of the LDP requires all development to 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. In respect of this application, it is considered that criteria 1, 2, 3, 4, 6, 10, 12 & 13 would be relevant to this application.

The first criterion requires compliance with all relevant national policy and guidance, which is principally set out in Planning Policy Wales (Ed 9 Nov 2016). Paragraphs 4.9.1 and 4.9.2 state that, "Previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value..."

4.9.2 Many previously developed sites in built up areas may be considered suitable for development because their re-use will promote sustainability objectives. This includes sites:

- In and around existing settlements where there is vacant or under-used land, commercial property or housing;
- In suburban areas close to public transport nodes, which might support more intensive use for housing ..."

In Chapter 9 of PPW, paragraphs 9.3.1 and 9.3.2. require new housing developments to be well integrated with and connected to existing settlements. The sensitive infilling of small gaps within small groups of houses or minor extensions to groups may be acceptable, though much will depend on the character. It is therefore considered that the principle of constructing a new detached dwelling on the application site would be compatible with this guidance.

The following criteria of Policy SP2, namely 2, 3 & 4, require any development proposals to have a design of the highest quality that respects and enhances local character and distinctiveness, be of an appropriate scale and size and thereby constitutes an efficient use of the land, which maximises its potential whilst respecting that of the surrounding development. It was noted during the site inspection that the surrounding area is characterised by a mix of detached, semi-detached and terraced housing of varying size and design. It is considered that the design and scale of the proposed dwelling is not dissimilar to other dwellings to the north of the application site and in its external finishes and detailing would be compatible with the dwellings on the eastern side of Cefn Glas Road. With regard to scale, on the basis that the finished floor level is to be set at a level close to that of the adjoining highway, it will, it is considered, have an appropriate scale and size that will be comparable with the properties on the opposite side of the road. On the basis that the development constitutes the re-use of under-used land at a density which respects the surrounding development, it is considered that the submitted proposals will meet the requirements of these three criteria.

Criterion 6 seeks to ensure that development proposals incorporate good linkages to ensure efficient access to the site. As indicated in the observations received from the Highways Department, the submitted proposals include the setting back of the site frontage and the provision of a pedestrian footway along the eastern site boundary with Cefn Glas Road. In addition, the revised plans now make provision for three off street parking spaces on the southern side of the proposed dwelling, which satisfies the requirements of the Authority's SPG 17 : Parking Guidelines.

On the basis that the finished floor level of the proposed dwelling is to be set close to the level of the adjoining highway, there would be significant engineering works required to reduce the existing land levels to achieve the indicated slab levels. The applicant has calculated that the mass of earth to be removed from the site is approximately 300 tonnes. A local haulage company has been contacted to provide vehicle dimensions and the load capacity of their lorries and on this basis, it has been estimated that the removal of material will take between 15-20 loads. Whilst the Highway Authority acknowledge the constraints of Cefn Glas Road, it is considered that, due to the temporary period required for the earthworks to be undertaken, a condition requiring a robust construction method statement would adequately control this phase of the development to mitigate the impact on neighbouring properties and highway safety. A condition requiring certification of the retaining structure(s) necessary following the removal of the material is also required in the interests of safety. In addition, it is considered that cross sectional drawings showing how the site will be developed in terms of the relationship of the proposed dwelling to the private amenity space on the northern side of the site are also considered necessary.

The next criterion (10) seeks to safeguard biodiversity and green infrastructure. Local residents in their objections to the scheme have highlighted that a number of trees, currently growing along the boundary with the adjoining Roman Catholic Primary School, will need to be removed to facilitate the development. As indicated in the preceding section, these specimens are located adjacent to the western site boundary and do not provide significant public amenity value to the street scene. The trees are not protected by a Preservation Order and therefore it is considered that their removal during the appropriate season could be accepted. With regard to the remainder of the land, it is noted that this has been used as a private garden area to serve 25 Cefn Glas Road and does not represent a significant biodiversity value.

The penultimate criterion (12) seeks to ensure that the viability and amenity of neighbouring uses and their occupiers will not be adversely affected. In this case, notwithstanding the objections raised by the occupiers of dwellings on the opposite side of Cefn Glas Road, it is considered that for the reasons outlined in the preceding section of the report, a dwelling sited in the position shown on the layout will not unreasonably dominate or overshadow these neighbouring properties. It is also considered that, with its principal elevation facing northwards, the design of the dwelling, without windows in its main gable elevation that would serve a habitable room respects the privacy of dwellings on the opposite side of Cefn Glas Road. As indicated in the preceding section of the report, however, a condition requiring the first floor window in the side elevation of the two storey annex, which is a secondary window serving a bedroom should be required to be obscurely glazed in order to prevent unreasonable overlooking of these neighbouring properties. Views from the proposed ground floor window in this side elevation of the annex will be adequately screened by the replacement stone wall.

The site layout provides that the amenity space to serve the proposed new dwelling will be located on its northern side, but it is not clear whether this area will remain elevated above the highway. As indicated above, a condition seeking to confirm this land level and its means of enclosure is considered necessary in order to mitigate any adverse impact on the dwellings on the opposite side of Cefn Glas Road.

The final criterion requires development proposals to incorporate appropriate arrangements for the disposal of foul sewage, waste and water. These details are not currently available but could be required by the imposition of a condition to provide a comprehensive and integrated drainage scheme.

The site also lies within the Newcastle Hill Conservation Area where LDP Policy SP5

requires that development proposals will only be permitted where it can be demonstrated that they will not have a significant adverse impact on an identified heritage asset such as a Conservation Area and its setting. Previously, the Conservation and Design Team expressed concern over the loss of the existing rubble stone wall, which forms the boundary of the site with the highway. In view of the fact that this section of Cefn Glas Road is subject to a New Street Order requiring boundaries to be set back a minimum of 4.75m from the centre line of the adjacent carriageway to facilitate a future widening/improvement scheme, it is noted that such a highway improvement scheme can simply require the relocation of this boundary wall thereby retaining this feature. Similarly, therefore, an appropriately worded condition could secure its replacement in the event that the proposed development was considered to be acceptable. As such and in view of the above, it is considered that the development will not have an adverse effect and will improve and enhance the Conservation area.

Section 40 of the Natural Environment and Rural Communities Act 2006 states that 'every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. This "duty to conserve biodiversity" has been replaced by a "biodiversity and resilience of ecosystems duty" under Section 6 of the Environment (Wales) Act 2016 which came into force on 21st March, 2016.

Section 6 (1) states that "a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions." Section 6(2) goes on to state that "In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular (a) diversity between and within ecosystems; (b) the connections between and within ecosystems; (c) the scale of ecosystems; (d) the condition of ecosystems (including their structure and functioning); and, (e) the adaptability of ecosystems."

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires LPAs to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application. The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Given the nature of the site as the former garden area serving the adjoining residential property, it is considered that, overall, there will be no significant adverse residual impacts on biodiversity. Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies.

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

Whilst determining this application Policies COM3, SP2 & SP5 of the Bridgend Local Development Plan were considered.

CONCLUSION

This application is recommended for approval because the development complies with national and local policy and guidelines and will not adversely impact on privacy or highway safety or visual amenities nor so significantly harms the amenities of neighbouring properties as to warrant refusal of the scheme. The revised detailed proposals are considered compatible with the preservation of the character and appearance of the Newcastle Hill Conservation Area.

RECOMMENDATION

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

1. The development shall be carried out in accordance with the following approved plans and documents: plan numbers JGA17-05/01, 02, 03, 04.

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

2. Notwithstanding the requirements of Condition 1, no development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

3. Notwithstanding the requirements of condition 1, no development shall take place until details including cross sectional drawings showing the proposed floor levels of the building in relation to existing ground levels and the finished levels of the site and the proposed garden levels have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.

4. No development shall commence on site until there has been deposited with the Local Planning Authority a Certificate from a Consulting Engineer certifying that the retaining walls, necessary to facilitate the development will be designed and constructed so as to prevent subsequent ground movement. Any retaining wall shall be constructed in accordance with the design and constructional details so certified before the dwelling is brought into beneficial use and will be maintained in perpetuity..

Reason: In the interests of safety.

5. No development shall commence on site, including any works of demolition/site clearance/earth moving, until a Construction Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The Statement shall include the following details:-
 - i. The routeing of HGV construction traffic to and from the site; to avoid Cefn Glas Road to the south of the site and using Cefn Glas Road/Merlin Crescent and Bryn Golau junction to the north
 - ii The parking of vehicles of site operatives and visitors to the site;
 - iii The management of loading and unloading of plant and materials;
 - iv Any storage of plant and materials used in constructing the development;
 - v Details of how the land will be temporarily retained during the excavation works;
 - vi Wheel washing facilities;
 - vii Measures to control the emission of dust and dirt during the excavation and construction phases;
 - viii Timetable/programme for the excavation works including timing of the vehicle movements to and from the site;
 - ix Any temporary traffic and pedestrian management along Cefn Glas Road during the excavation and construction phases.

The development shall thereafter be undertaken in accordance with the agreed Method Statement throughout the excavation of the land and construction of the development.

Reason: In the interests of highway safety.

6. Notwithstanding the requirements of Condition 1, the eastern site boundary fronting onto Cefn Glas Road shall be set back and a footway, 1.8m in width shall be constructed, which shall approximately link into the existing footways abutting the flats at Hanover Court and providing a dropped kerb arrangement to the north, prior to the development being brought into beneficial use. The footway shall be implemented in permanent materials and retained as such thereafter ion perpetuity.

Reason: In the interests of highway safety.

7. Notwithstanding the requirements of Condition 1, driveway/parking area adjacent to the southern site boundary shall be implemented in permanent materials before the dwelling is brought into beneficial use and retained for access/parking purposes thereafter in perpetuity.

Reason: In the interests of highway safety

8. Notwithstanding the requirements of Condition 1, no development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment which shall include for the construction of a replacement rubble stone wall

along the eastern site boundary fronting onto Cefn Glas Road, details of means of garden enclosure and a timetable for its implementation. Development shall thereafter be carried out in accordance with the agreed plan and timetable.

Reason: To ensure that the general amenities of the area are protected.

9. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no buildings shall be erected other than those expressly authorised by this permission.

Reason: In the interests of visual and residential amenities.

10. No development shall commence on site until there has been submitted to and agreed in writing with the Local Planning Authority a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, road, roof/yard water (surface water) and land drainage run off, including an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details before the dwelling is brought into beneficial use. No further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system and to ensure effective drainage facilities are provided for the development in order to ensure that floor risk is not increased.

11. Notwithstanding the requirements of Condition 1, the first floor window in the eastern (side) elevation of the projecting two storey annex serving bedroom 1 shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington index of obscurity prior to the development being brought into beneficial use. Thereafter the obscure glazing to this window shall be retained in perpetuity.

Reason: In the interests of privacy and residential amenities

12. The proposed means of access shall be laid out with vision splays of 2.4m x 21m in both directions before the development is brought into beneficial use and retained as such thereafter in perpetuity.

Reason: In the interests of highway safety.

13. No structure, erection or planting exceeding 0.9m in height above adjacent carriageway level shall be placed within the vision splays at any time.

Reason: In the interests of highway safety.

14. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

(a) This application is recommended for approval because the development complies with national and local policy and guidelines and will not adversely impact on privacy or highway safety or visual amenities nor so significantly harms the amenities of neighbouring properties as to warrant refusal of the scheme. The revised detailed proposals are considered compatible with the preservation of the character and appearance of the Newcastle Hill Conservation Area.

(b) The observations received from Dwr Cymru/Welsh Water on 20 May 2016 and 25

April 2017 are attached for the developer's information and consideration.

(c) 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.

(d) The developer is reminded that consent under the Town and Country Planning Act 1990 conveys no approval under the Highways Act 1980 for works to be undertaken affecting any part of the public highway including verges and footways and that before any such works are commenced the developer must:

- i) obtain the approval of Bridgend County Borough Council as Highway Authority to the details of any works to be undertaken affecting the public highway;
- ii) indemnify the County Borough Council against any and all claims arising from such works;
- iii) give not less than one calendar month's notice in writing of the date that the works are to be commenced to the Policy, Development and Transport Team Leader, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background papers

None