

**REFERENCE:** P/17/443/FUL

**APPLICANT:** Mr Sion Emery Ael y Don, Ty Fry Road, Cefn Cribwr, CF32 0BB

**LOCATION:** Ael-y-Don Ty Fry Road Cefn Cribwr CF32 0BB

**PROPOSAL:** Two storey extension to rear & side to provide open plan kitchen / living & wc to ground floor & extend bedroom 3, new master bedroom with ensuite to first floor

**RECEIVED:** 23 May 2017

**SITE INSPECTED:** 21 March 2017 and 20 June 2017

## **APPLICATION / SITE DESCRIPTION**

Full planning permission is sought for the erection of a two-storey side and rear extension at Ael Y Don, Ty Fry Road, Cefn Cribwr.

The rear aspect of the extension would have a larger ground floor element measuring 10.2m in width with a projection of 7.0m from the existing rear elevation of the building. The first floor aspect of the proposed rear extension would measure 7.45m in width with a projection of 5.0m, increasing to 6.0m to the southern side of the extension. It would have a flat roof design incorporating a veranda/balcony area to its rear aspect at first floor level. The side extension would have a 2.3m width and pitched, hipped roof design extending to a maximum height of 6.6m from ground level. The extension would have a rendered finish with uPVC door openings. The proposal would allow the enlargement of an existing bedroom and the creation of a fourth bedroom with en-suite at first floor level within the property. At ground floor level a kitchen/family room, wc and utility room would be created.

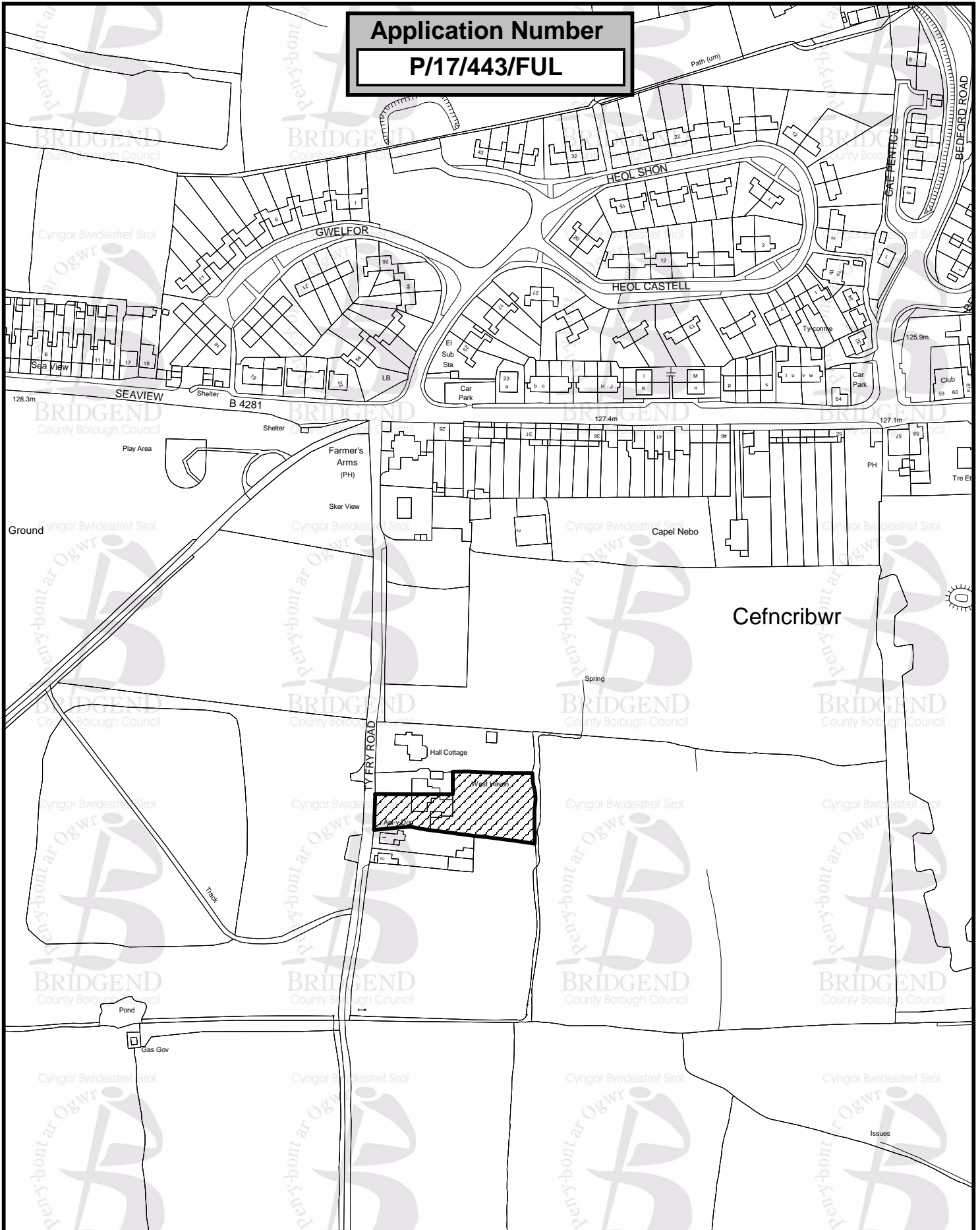
The application property comprises a semi-detached house with a large residential curtilage that is located within a small cluster of remote properties along Ty Fry Road, Cefn Cribwr. The plot benefits from a large rear garden, side garden and front garden that provides off street car parking. Open countryside flanks the rear and front of the site with the application site being situated outside the settlement boundary of the village of Cefn Cribwr.



**FIGURE 1. STREET/FRONT VIEW OF APPLICATION PROPERTY**

Application Number

P/17/443/FUL



Cefncribwr



Scale 1:2,500

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

(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)



The planning application represents the resubmission of a previously refused scheme at the site to erect a side and rear extension (P/17/168/Ful refers) that was considered harmful to the visual amenities of the locality and detrimental to the residential amenities of neighbouring residential properties. The applicant has subsequently revised the scheme in an attempt to overcome the earlier refusal reasons whereby the scale of the first floor aspect of the extension has been reduced and set away from the neighbouring adjoining semi-detached property, a pitched roof design has been introduced to the more visible side extension, finishing materials have been altered to match the existing host dwelling and all the side windows proposed within the extension would now be obscurely glazed in nature.

### **RELEVANT HISTORY**

P/17/168/FUL - Two storey extension to the rear and side of the property for open plan kitchen/living utility and w.c to the ground floor, extend bedroom 3 and new master bedroom with en-suite to the first floor - Refused 19 April 2017.

P/15/194/FUL - Single storey rear extension & double two storey domestic garage, store, study & gym in rear garden - Granted 24 July 2015.

### **PUBLICITY**

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 26 June 2017.

### **NEGOTIATIONS**

The applicant discussed several revisions with the Planning Office prior to submitting this planning application following the refusal of the earlier planning application (P/17/168/FUL refers).

### **CONSULTATION RESPONSES**

Head of Street Scene (Highways) - No objection.

Cefn Cribwr Community Council Consulted 05 June 2017 - no comments received.

### **REPRESENTATIONS RECEIVED**

Letters of Objection have been received from the following:

Beth Baker 3 Ty Fry Road, Cefn Cribwr

J R Ricketts Hall Cottage, Ty Fry Road, Cefn Cribwr

K G Ricketts Hall Cottage, Ty Fry Road, Cefn Cribwr (owner of West Haven).

G E Davies, 2 Ty Fry Road, Cefn Cribwr

The following is a summary of the planning objections/concerns received by residents:

1. The application shows little alteration to the previously refused scheme at the site.
2. There would be an adverse impact on the residential amenity and privacy of the neighbouring properties with the development unreasonably dominating the outlook of the adjoining properties.
3. The extension would have a direct impact on the privacy and pleasantness of no. 2 Ty Fry Road and result in loss of daylight to West Haven that will generate a need for more electricity use and increase the amount of CO2 emissions.
4. The extension would feel even more oppressive and dominant given Ael Y Don is elevated in nature when compared to 2 and 3 Ty Fry Road.
5. The side windows would overlook neighbouring properties and, if such windows are considered reasonable, it is suggested that these be completely frosted to ensure the privacy of neighbours and those living in Ael Y Don.

6. The proposed balcony would have direct views of neighbouring properties and impact on the privacy of neighbours. When permission was sought for a single storey extension at the site a restrictive condition prevented the use of the roof as a balcony, which should still apply to the current application.
7. The extension would increase the floor area of the original dwelling by more than 50 per cent and would create a discordant and clashing feature that is out of character with the surrounding area.
8. The extension still remains very large and overpowering particularly in comparison with the existing house and the other houses in Ty Fry Road and the wider rural setting.
9. The development would result in the overdevelopment of the plot with the site already benefitting from a large garage/study outbuilding.
10. Concerns raised regarding the drainage of the development.

## **COMMENTS ON REPRESENTATIONS RECEIVED**

1. The applicant has undertaken significant changes to the design and scale of the development proposal in comparison to the earlier refused scheme at the site for the erection of a two-storey rear/side extension. The changes include: the introduction of a pitched roof to the side aspect of the extension, a reduction in the width and proposed projection of the first floor rear aspect of the extension and a change in the proposed finishing materials of the extension from cladding to a rendered finish that is now in-keeping with the host dwelling. The application also now details the use of obscured windows within all the side windows proposed within the extension.

2-6 The impact of the scheme on the residential amenities currently enjoyed in the locality is further considered in the appraisal section of this report with the revised proposal considered acceptable in terms of its impact on the neighbouring residents.

7-8 The visual impact of the development proposal is fully considered in the appraisal section of this report and on balance the scheme is considered acceptable in this regard.

9. It is considered the development would not result in the overdevelopment of the plot given the spacious curtilage of the application site that benefits from a front, rear and side garden area with adequate amenity and vehicle parking/turning space being retained at the site.

10. Whilst acknowledging the concerns raised regarding the drainage of the development it is considered that such a householder planning application does not raise such adverse drainage implications to warrant a recommendation to refuse the planning application in this regard. The drainage of the development would also be subject to Building Regulations approval with the proposed extension being situated on existing hardstanding and, as such, would not generate any significant additional surface water.

## **APPRAISAL**

The application is referred to the Development Control Committee for determination in view of the objections received from local residents (4 letters of objection being received against the planning application at the time of writing this report).

Whilst determining this application Policy SP2 and ENV1 of the Bridgend Local Development Plan (2013) and Notes 1,2,3,6,8,9,11,12,13 and 16 of Supplementary Planning Guidance 02 Householder Development (SPG02 - 2008) were considered. Policy SP2 of the Bridgend Local Development Plan (2013) specifically 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'.

The application seeks planning permission for the erection of a new extension to this semi-detached property that is situated within a small row of residential properties within Cefn Cribwr. The application site is located outside any designated settlement boundary and, as such, it is considered to be within the countryside. The bulk of the proposed two-storey extension would be hidden behind the host property and, as such, it would not be significantly visible from public positions. The element which extends around the side elevation would be visible from the nearest public position being Ty Fry Road.



**FIGURE 2. SCHEME AS REFUSED (P/17/168/FUL REFERS)**



**FIGURE 3. SCHEME AS PROPOSED**

The key considerations in the determination of the application are considered to be the impact of the development on the existing character and appearance of the host property and the surrounding locality and the impact of the development on the existing levels of residential amenity and privacy currently enjoyed by neighbouring residential properties.

The proposed works are considered acceptable in terms of their design and overall visual appearance. It is acknowledged the works represent a significant change to the appearance of the existing property with a large extension being proposed in this instance. However, the majority of the addition is proposed to the rear aspect of the building with the more visible side aspect of the extension incorporating a simplistic and sympathetic design that appears subservient to the host property. In comparison to the earlier refused submission (P/17/168/FUL refers) the applicant has significantly revised the scheme whereby a pitched roof to match and harmonise with the host building has been introduced to the most prominent side aspect of the extension. In addition the scale and dimensions of the first floor rear aspect of the extension have been reduced to better relate to the host dwelling. It is also noted that the extension would now incorporate a rendered finish to reflect the finishes of the host property.

Given the application site is situated outside the settlement boundary, regard in this instance has been given to Note 13 of SPG 02 Householder Development that seeks to limit and ensure extensions in the countryside are modest in size and subordinate to the original building. It is acknowledged the collective footprint of the proposed addition would breach 25% of the gross residential footprint of the existing dwelling. However, given the applicant has reduced the size of the proposed addition in relation to the



previously refused scheme, the relatively sympathetic design of the proposed addition and the fact the proposed works would be undertaken to a relatively modern property with spacious curtilage (in comparison to a historic cottage or converted barn for example), on balance, the scheme is considered acceptable in visual amenity terms.

The planning history of the site also highlights an extant permission exists for the erection of a large, flat roofed single storey extension at the property (P/15/194/FUL refers) of comparable footprint to the proposal. Furthermore, the majority of the extension, including the flat roofed aspect that would be erected to the rear of the existing building, would have limited public visibility. On balance and with due regard to the revisions undertaken to the proposal in comparison to the earlier refused scheme at the site, it is considered that the development proposal would not have such a significant adverse impact on the visual amenities of the area or the character and appearance of the wider countryside to warrant a recommendation to refuse the planning application.

In terms of the impact of the scheme on residential amenity and privacy, the development is also considered acceptable. SPG 02 Householder Development Notes 1 and 2 in particular advise new extensions should respect the residential amenity and privacy of neighbouring properties and should not unreasonably dominate the outlook of an adjoining property. The proposed extension, in the main, would be erected alongside a single storey extension positioned to the rear elevation of the neighbouring semi-detached property, known as West Haven. The ground floor aspect of the proposed extension is of comparable projection to the existing neighbouring extension at West Haven, with the first floor aspect of the rear extension being smaller in projection and set away from the direct boundary with the adjacent semi-detached property by approximately 2.75 metres. As such, the two-storey extension would not form an overbearing feature or unreasonably dominate the outlook of the adjoining property.

A small non-habitable room window would be positioned within the north facing first floor aspect of the extension although, as detailed on the submitted plans, this would be obscurely glazed in nature that could also be ensured by means of a recommended planning condition should planning permission be granted for the development. Given the recessed nature of the first floor aspect of the extension when compared to the ground floor aspect it is proposed to introduce a balcony/veranda area to the addition at first floor level. On the basis the sides of the balcony area are appropriately screened by a solid screen from the adjacent properties to prevent any direct overlooking of the neighbouring garden spaces (controlled by means of a recommended planning condition should permission be granted), such a feature is considered acceptable, and would relate to the neighbouring properties in a similar manner to the existing rear windows within the property.

The proposal seeks consent for the insertion of a number of side windows within the south facing elevation of the addition facing toward the rear garden area of 2 Ty Fry Road. Nevertheless, each of these windows would be obscurely glazed and thereby ensure the scheme has no overlooking impact on the adjacent property that is set approximately 7m from the application site. Although the application site is set at a higher level than 2 Ty Fry Road, given the side garden area/parking space that exists to the side of the property and the offset between the proposed siting of the extension and this neighbouring property, the proposal would not have any adverse overbearing or overshadowing impact on this adjacent property. In summary, the planning application is considered acceptable in terms of its impact on residential amenity and privacy levels currently enjoyed in the locality.

Turning to the impact of the scheme on highway safety, the proposed extension would be erected to the rear and southern side of the existing building. A large front hardstanding/vehicle parking area exists at the site that would remain unaffected by the proposal and would provide an adequate level of off-street car parking provision at the site. The Transportation Officer has considered the proposal and advises that the scheme raises no adverse highway safety concerns.

## **CONCLUSION**

Notwithstanding the objections received and with due regard to the amendments undertaken to the scheme, this application is recommended for approval subject to the imposition of conditions, on the basis the development complies with planning policy and guidelines and would not adversely affect privacy, highway safety or visual amenities nor so significantly harm neighbours' amenities as to warrant refusal.

## **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 plan:

Proposed plans and elevations Draw.No 1703-02A received 23 May 2016.

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 external surfaces of the approved extension shall match those used in the existing building.

Reason: To secure the maximum degree of unity between existing and proposed development so as to enhance and protect the visual amenity of the area.

3. Notwithstanding the requirements of condition no.1, the window openings positioned within the side facing elevations of the extension shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington index of obscurity. The windows shall be fitted prior to the beneficial use of the extension hereby approved commencing and shall then be retained in perpetuity.

Reason: In the interests of residential amenity.

4. Notwithstanding the requirements of condition no.1, prior to the beneficial use of the balcony/ roof terrace hereby approved commencing, a 1.8m high solid and obscure screen shall be erected along both side elevations of the balcony/roof terrace (facing north and south). The screening shall be retained in perpetuity.

Reason: In the interests of residential amenity.

## **Advisory notes**

a. This application is recommended for approval subject to the imposition of conditions, on the basis the development complies with planning policy and guidelines and would not adversely affect privacy, highway safety or visual amenities nor so significantly harm neighbours' amenities as to warrant refusal.



b. The applicant is advised that given the proposed extension approaches and would be built close to the boundary of the site due regard must be given to the provisions of the Party Wall etc Act 1996. This Act puts in place a framework of notifications and agreements between neighbours to ensure that development can take place without detriment to adjoining owners.

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

**Background papers**  
None