

REFERENCE: P/17/666/FUL
APPLICANT: Mr Chris Jenkins 9 Tythegston Close, Porthcawl, CF36 3HJ
LOCATION: 9 Tythegston Close Porthcawl CF36 3HJ
PROPOSAL: Single storey lean-to sun room extension to rear
RECEIVED: 1 August 2017
SITE INSPECTED: 6 September 2017

APPLICATION / SITE DESCRIPTION

The application seeks retrospective consent for a single storey rear lean-to sun room extension.

The extension measures 4.1 metres x 10.2 metres with a height of 4 metres.

The property is a detached dwelling which is positioned at the end of a short private driveway with open countryside to the rear.

RELEVANT HISTORY

P/07/649/FUL	Two storey extension above existing garage	CC	05/07/2007
P/13/44/FUL	Two storey & single storey extension	CC	21/02/2013

PUBLICITY

Neighbours have been notified of the receipt of the application.
The period allowed for response to consultations/publicity expired on 31 August 2017

NEGOTIATIONS

None

CONSULTATION RESPONSES

Porthcawl Town Council

has objected to the proposed extension due to its size, location and design and considers the development would be detrimental to the amenities of the adjoining property, 10 Tythegston Close

REPRESENTATIONS RECEIVED

Neil Jordan 10 Tythegston Close

has objected for the following reasons:-

- Overbearing
- Loss of privacy
- Over development
- Loss of light
- Lack of consultation from applicant
- out of character within the housing estate

Application Number

P/17/666/FUL



Scale 1:2,500

**Date Issued:
19/09/2017**

**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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COMMENTS ON REPRESENTATIONS RECEIVED

The fact that the applicant did not consult with or notify the adjoining occupier regarding their intention to submit an application is a civil matter between the two parties and is not a material planning consideration.

The impact of the development in terms of site design and scale and potential effect on the adjoining property, is fully considered in the Appraisal section of this report and on balance the scheme is considered acceptable in this regard.

APPRAISAL

The application is referred to the Development Control Committee for determination in view of the objections received from the adjoining resident and Porthcawl Town Council.

Whilst determining this application Policy SP2 of the Bridgend Local Development Plan (2013) and Notes 1,2,6,8,11 and 12 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 retrospective consent for a single storey sun room to the rear of this detached property. The application site is a corner property which is positioned at the end of a short driveway that serves 3 detached properties.

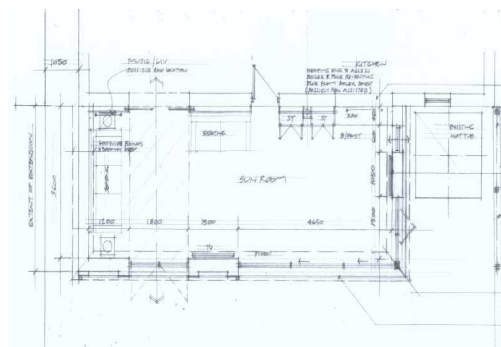


The key considerations in the determination of the application are considered to be the impact of the development on the existing character and appearance of the host property and the surrounding locality and the impact of the development on the existing levels of residential amenity and privacy currently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

The development is considered acceptable in terms of its design and overall visual appearance. Although it is acknowledged the works represent a change to the appearance of the existing property with a large ground floor extension being erected, in this instance the extension is located to the rear of the property and is considered to be sympathetic to the host dwelling.

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.

No windows or doors are proposed on the side elevations with two patio doors to the rear elevation. Although the predominant material in this cul-de-sac is brick there are feature elements of render and examples of extensions in alternative materials and the proposed render finish is acceptable in this instance. In addition the extension is not in a visually prominent location as it is located to the rear of the property which backs on to open fields with Brodewel Caravan site to the east. There is also a wooden fence approximately 2.0 metres in height between 9 and 10 Tythegston Close which offers additional screening and privacy. There is also a gap of 1 metre between the extension and the shared boundary and the lean to extension only projects 4.1 metres into the garden. As the application site lies to the north-east of the adjoining property and the extension only projects between 0.9 metres and 2 metres above the boundary fence, it is considered that the extension does not have significantly detrimental impact on the amount of light received in the rear garden of 10 Tythegston Close.



It should also be noted that the extension only marginally falls outside permitted development limits and the applicant could have constructed an extension of the same height which projected 0.1 metres less from the rear elevation without the need for planning consent.

In terms of the adjoining occupier's objections on the grounds of overdevelopment, whilst it is noted that the house has been extended previously, sufficient garden space is retained to the rear to serve the extended property in accordance with Note 8 of SPG02:Householder Development.

CONCLUSION

Notwithstanding the objections received the development is considered to be appropriate in size, scale and prominence and is compliant with Policy SP2 (3) of the Local Development Plan (2013) and advice contained within SPG02:Householder

Development. The development would not adversely affect privacy or visual amenities nor so significantly harm neighbours' amenities as to warrant refusal.

RECOMMENDATION

(R63) That permission be GRANTED

* THE FOLLOWING IS AN ADVISORY NOTE NOT A CONDITION

Notwithstanding the objections received the development is considered to be appropriate in size, scale and prominence, and is compliant with Policy SP2 (3) of the Local Development Plan (2013) and advice contained within SPG02 : Householder Development. The development would not adversely affect privacy or visual amenities nor so significantly harm neighbours' amenities as to warrant refusal.

MARK SHEPHARD

CORPORATE DIRECTOR COMMUNITIES

Background Papers

None