

APPEALS

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

CODE NO.	A/18/3200227 (1828)
APPLICATION NO.	P/17/777/FUL
APPELLANT	PENYBONT REAL ESTATE CO LTD
SUBJECT OF APPEAL	CONVERSION OF 3 LOCK-UP GARAGES INTO A SMALL SHOP GARAGES TO REAR OF 67 JOHN STREET, PORTHCAWL
PROCEDURE	WRITTEN REPRESENTATION
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:

1. The proposed development, by reason of its type, location and substandard access, fails to provide a suitable principal means of vehicular and pedestrian access to the retail unit, contrary to policy SP2 of the Bridgend Local Development Plan (2013) and advice contained within Supplementary Planning Guidance 17: Parking Standards (2011).
2. The proposed development, by reason of its type, location and substandard access, will generate vehicular reversing movements to and from the highway, creating traffic hazards to the detriment of pedestrian and highway safety, contrary to policy SP2 of the Bridgend Local Development Plan (2013) and advice contained within Supplementary Planning Guidance 17: Parking Standards (2011).
3. The proposed development, by reason of its type, location and substandard access, will attract new pedestrian movements into a rear service lane, creating further traffic hazards to the detriment of pedestrian and highway safety, contrary to policy SP2 of the Bridgend Local Development Plan (2013) and advice contained within Supplementary Planning Guidance 17: Parking Standards (2011).

CODE NO.	A/18/3200555 (1829)
APPLICATION NO.	P/17/563/OUT
APPELLANT	MRS SIAN LEWIS
SUBJECT OF APPEAL	NEW DWELLING LAND OFF ALBANY ROAD, PONTYCYMMER
PROCEDURE	WRITTEN REPRESENTATION
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:

1. The development by reason of its siting and location, represents an inappropriate form of infill development due to the unacceptable relationship that would be created between the

new development and the host residential property known as Ty Rhedyn, which would have a harmful overlooking and overbearing impact on the proposed development, to the detriment of the outlook from and amenity levels that could reasonably be expected to be enjoyed by future occupiers of the proposed property. The application is therefore contrary to Policy SP2 of the Bridgend Local Development Plan (2013), advice contained within Technical Advice Note (TAN) 12: Design (2016) and advice contained within Planning Policy Wales (2016).

2. Insufficient information has been submitted with the planning application to assess the potential impact of the development on highway safety in and around the application site, contrary to the requirements of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (2016).

CODE NO.	D/18/3201727 (1830)
APPLICATION NO.	P/17/465/FUL
APPELLANT	MR RYAN ELWARD
SUBJECT OF APPEAL	RETENTION OF DECKING TO THE REAR OF THE PROPERTY 9 BRYN COTTAGES, PONTYRHYL
PROCEDURE	HOUSEHOLDER
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:

1. The extended decking area, by reason of its size, extent and siting results in a visually obtrusive, incongruous feature in this publicly visible area that is detrimental to the visual amenities of the area and out of keeping with the remainder of the terrace, contrary to Policy SP2 of the Bridgend Local Development Plan (2013), Supplementary Planning Guidance 2: Householder Development (2008) and advice contained within Planning Policy Wales (Edition 9, Nov. 2016).

CODE NO.	A/18/3202759 (1831)
APPLICATION NO.	P/18/103/OUT
APPELLANT	MR D SMITH
SUBJECT OF APPEAL	NEW THREE BEDROOM DWELLING LAND AT 49 ALBANY ROAD, PONTYCYMMER
PROCEDURE	WRITTEN REPRESENTATION
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:

1. The proposed dwelling, by reason of its siting, scale, difference in land levels and the constrained nature of the site, would have a significant detrimental, overbearing and

dominating, impact on the privacy and amenities of existing nearby residential properties, particularly 49 Albany Road and Ty Rhedyn and could not provide an acceptable poor level of amenity for future occupiers of the proposed dwelling contrary to Policy SP2 of the Bridgend Local Development Plan and Planning Policy Wales (Ed 9, Nov 2016).

2. The proposal constitutes overdevelopment of the site as it has not been demonstrated that there would be sufficient car parking and turning facilities for the future use of occupiers of this development, which would be likely to generate vehicular reversing movements along the access road to its junction with the public highway at Richard Street, increasing the risk of pedestrian and vehicular conflict to the detriment of highway safety contrary to Policies SP2 and PLA11 of the Bridgend Local Development Plan and Supplementary Planning Guidance 17 : Parking Guidelines.
3. Insufficient details in respect of drainage and retaining structures have been submitted to enable the implications of the proposal to be properly evaluated by the Local Planning Authority contrary to Policy SP2 of the Bridgend Local Development Plan.

RECOMMENDATION:

That the report of the Corporate Director Communities be noted.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers
(see application reference number)