

REFERENCE: P/19/256/FUL

APPLICANT: Mr S Evans 2 Bragdy Cottages, Byeastwood, Coity, CF35 6BN

LOCATION: 2 Bragdy Cottages Byeastwood Coity CF35 6BN

PROPOSAL: Detached double garage with store over

RECEIVED: 12 April 2019

SITE INSPECTED: 2 May 2019

DESCRIPTION OF PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of a replacement garage at 2 Bragdy Cottages, Coity. The pair of garages lie to the west of a pair of semi-detached dwellings and this application seeks changes to the garages.

The garage will be detached from the existing garage positioned to the south west of the existing dwellinghouse and will measure 6.1 metres in width, 6.2 metres in depth and 5.1 metres in maximum height. It will have rendered elevations with a slate roof.

The garage will have a pitched roof with garage door on the south westerly facing elevation. No windows or doors are proposed to be installed on any other elevation. Two velux windows will be installed onto the north facing roof slope to serve the storage room above.

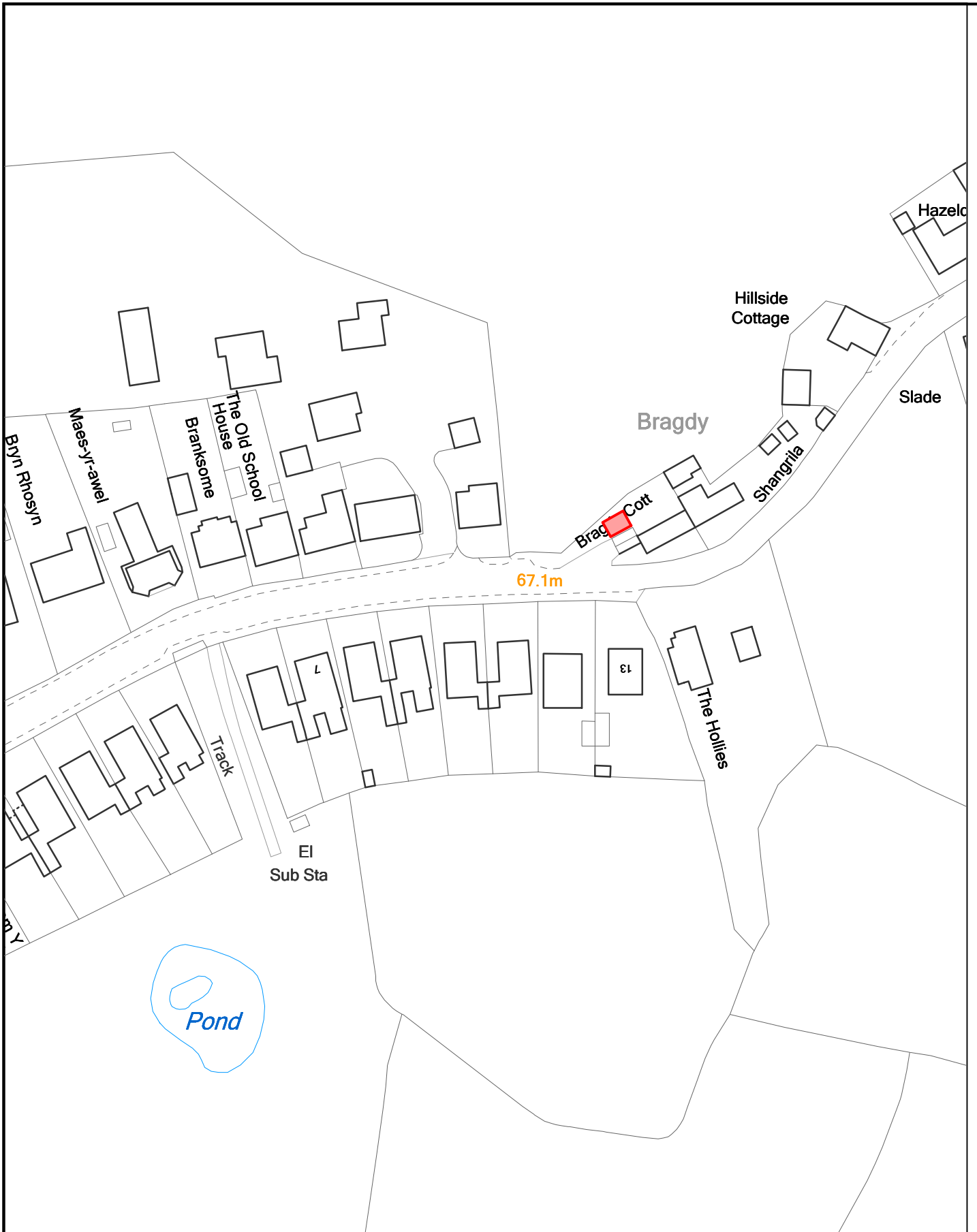
SITE DESCRIPTION

The application site lies within the countryside, as defined by Policy PLA1 of Bridgend County Borough Council's adopted Local Development Plan (2013); it lies beyond the demarcated settlement limits but lies adjacent to the eastern settlement limit of Coity.

It is accessed from Heol yr Ysgol that lies adjacent to the south western boundary of the application site. The site is bordered to the north and east by open countryside. The area to the west and south of the site is characterised as residential, with properties of varying size, scale, character and appearance surrounding the application site.

The site itself comprises a pair of semi-detached dwellinghouses positioned close to the southern boundary of the application site. The properties have smooth render elevations and benefit from private amenity space at the rear (to the north). The western area of the application site comprises a hardstanding area with a pair of semi-detached garages which serve the properties, as shown below:





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Group Manager
Planning and Development Services

Bridgend County Borough Council,
 Civic Offices,
 Angel Street,
 Bridgend,
 CF31 4WB

P/19/256/FUL

2 Bragdy Cottages
Byeastwood
Coity

Scale: 1: 1,250

Date: 14/06/2019

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RELEVANT HISTORY

Application Reference	Description	Decision	Date
P/08/733/FUL	Two storey extension at rear and conservatory	Conditional Consent	29/08/2008

PUBLICITY

This application has been advertised through direct neighbour notification. A petition was received on 1 May 2019 signed by the occupier(s) of the following properties:

- 11 Heol yr Ysgol, Coity
- 12 Heol yr Ysgol, Coity
- 13 Heol yr Ysgol, Coity

The petition raises an objection to the development on the grounds that the garage will disrupt views of the countryside currently afforded to the aforementioned properties. It states that the height of the garage is not acceptable and the design will look strange and prevent the property from looking coherent. In addition, concerns are raised which relate to loss of light, overshadowing and loss of privacy.

It is stated that *“the addition of ‘velux’ windows and a balustrade staircase [inside] masks a possible future use of the proposed ‘garage and store’ for accommodation purposes”*.

In addition to the above, concerns are raised about the significant disturbance caused during the construction phase of development, in particular from noise, traffic and delivery of building materials. The owners vehicles will have to be parked on the road whilst development is undertaken which is inconvenient for residents and visitors. The petition calls for the Highways Department to erect temporary traffic control lights during the construction of the garage for safety reasons.

Concerns are also raised about the presence of asbestos in the existing garage to be replaced and the low-lying electricity cable.

Factors to be taken into account in making planning decisions must be planning matters; that is, they must be relevant to the proposed development and use of land in the public interest. The objections raised which relate to the impact of views into the countryside, the presence of asbestos and the low-lying electricity cable are not considered to be planning matters and will not be considered further.

No further representations were received within the consultation period which expired on 8 May 2019.

CONSULTATION RESPONSES

CONSULTEE	COMMENTS
Cllr A Williams 29 April 2019	No objection.

RELEVANT POLICIES

The relevant policies and supplementary planning guidance are highlighted below:

Policy PLA1	Settlement Hierarchy and Urban Management
Policy SP2	Design and Sustainable Place Making
Policy PLA11	Parking Standards
Policy ENV1	Development in the Countryside

In the determination of a planning application, regard should also be given to the local requirements of National Planning Policy which are not duplicated in the Local Development Plan. The following Welsh Government Planning Policy is relevant to the determination of this planning application:

Planning Policy Wales Edition 10
Planning Policy Wales TAN 12

Design

APPRAISAL

This application is presented to the Development Control Committee because of the number of objections received during the consultation period.

PRINCIPLE OF DEVELOPMENT

The application site is located within the countryside, as defined by Policy PLA1 of the Local Development Plan (2013); it comprises land lying outside of the designated boundaries.

It states at paragraph 4.1.9 of Local Development Plan (2013) that “the countryside should be protected for its own sake (i.e. for its beauty, landscape quality, natural resources, and its agricultural, ecological, geological, physiographic, historical, archaeological and recreational value)”. Therefore, development in the countryside “will be strictly controlled”, and relevant policies will not be set aside lightly in the interests of maintaining the integrity of the countryside.

The proposal comprises the replacement of an existing garage which serves the property currently known as number 2 Bragdy Cottages, Coity. The development is considered to be compliant with criterion (7) of Policy ENV1 of the Local Development Plan (2013) and as such, it considered to be an acceptable form of development in this countryside location.

DESIGN

Policy SP2 of the Local Development Plan (2013) 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”.

Whilst the application site is within the countryside, it is situated adjacent to the settlement boundary of Coity and is surrounded to the west and south by residential properties that vary in size, scale, character and appearance. As such, the proposed garage will not impact the character of the rural countryside and would have such a minimal visual impact upon the surrounding character and appearance of the area that it is not considered to be so detrimental to the visual amenities to warrant a refusal on such grounds.

The garage is of an appropriate design and is considered suitable in height. The petition raised concern about the overall height of the garage. This matter is considered to have been addressed through the submission of an amended plan which demonstrates a reduction in the overall height of the garage by 0.5 metres, to 5.1 metres.

It is acknowledged that the garage would be more visually prominent than the existing garage, owing to the fact that it has a pitched roof rather than a flat roof, however, it is not

considered to be an overly prominent addition that would be detrimental to the character of the streetscene.

Note 23 of Supplementary Planning Guidance Note 02 *Householder Development* (SPG02) states that “garages and outbuildings should be sited and designed so as to complement the existing house and to ensure there is no adverse effect on adjacent properties”.

The garage will be finished in materials to match the host dwellinghouse and will be sited in the position of the existing garage which it proposes to replace. The proposal is therefore considered to be compliant with the guidance contained within SPG02.

The replacement of the existing garage positioned to the south west of the existing dwellinghouse is considered to be an appropriate form of development, in accordance with guidance contained within SPG02 and Policy SP2 of the Local Development Plan (2013). It is therefore acceptable in design terms.

NEIGHBOUR AMENITY

The replacement garage will not impact the existing levels of privacy or amenity afforded to the occupier(s) of neighbouring properties and as such, no concerns are raised which relate to neighbour amenity.

The petition raises an objection to the development on the grounds that the proposed garage would cause loss of light, overshadowing and a loss of privacy. The position of the garage is such that the closest neighbouring property is positioned 25 metres to the south east of the garage and as such it will cause no impact upon the light or privacy of the occupier(s) of the property.

The petition also raised concern about the garage being used as accommodation in future. Whilst the store room above the garage can be used as an ancillary space used in connection with the dwellinghouse, the use of the building as a separate unit of accommodation or for any trade or business use would require a further planning application. In addition, the proposed velux rooflights are in the northern roof slope of the building facing away from number 1 Bragdy Cottages.

HIGHWAYS

Supplementary Planning Guidance 17 : Parking Standards states that “garages may only be counted as parking spaces if they have clear internal dimensions, as suggested by Manual for Streets, for a single garage of 6m x 3m”. The garage space is considered to be of sufficient size to accommodate one off-street parking space and as such, the proposal is considered to comply with the guidance contained within SPG17.

The Transportation, Policy and Development Section were consulted on 17 April 2019 but to date, no comments have been received.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

Section 3 of the Well-being 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

CONCLUSION

The proposed development is considered to be appropriate in size, scale and prominence, in compliance with criterion (3) of Policy SP2 of the Local Development Plan (2013) and is therefore acceptable from a design perspective. No concerns are raised which relate to neighbour amenity or highway safety and as such, the proposal is recommended for approval. The representations received from neighbouring residents have been taken into account, however, as described above, they do not outweigh the merits of the proposal, which, on balance, is considered to be acceptable.

RECOMMENDATION

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

1. The development shall be carried out in accordance with the "Location Plan" and "Block Plan" received on 12 April 2019 and the "Elevations" received on 14 May 2019.

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

2. The first floor of the garage hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.

Reason: For the avoidance of doubt as to the extent of the planning permission granted and to ensure that the Local Planning Authority retain effective control over the use of the property.

3. * THE FOLLOWING IS AN ADVISORY NOTE NOT A CONDITION

The proposed development is considered to be appropriate in size, scale and prominence, in compliance with criterion (3) of Policy SP2 of the Local Development Plan (2013) and is therefore acceptable from a design perspective. No concerns are raised which relate to neighbour amenity or highway safety and as such, the proposal is recommended for approval.

JONATHAN PARSONS
GROUP MANAGER PLANNING & DEVELOPMENT SERVICES

Background papers

None