

REFERENCE: P/19/391/FUL

APPLICANT: Mr R Hayes
3 Nottage Mead, Porthcawl, CF36 3SA

LOCATION: 3 Nottage Mead, Porthcawl CF36 3SA

PROPOSAL: Remodelling of dwelling including raising the height, rear and side extensions

RECEIVED: 4 June 2019

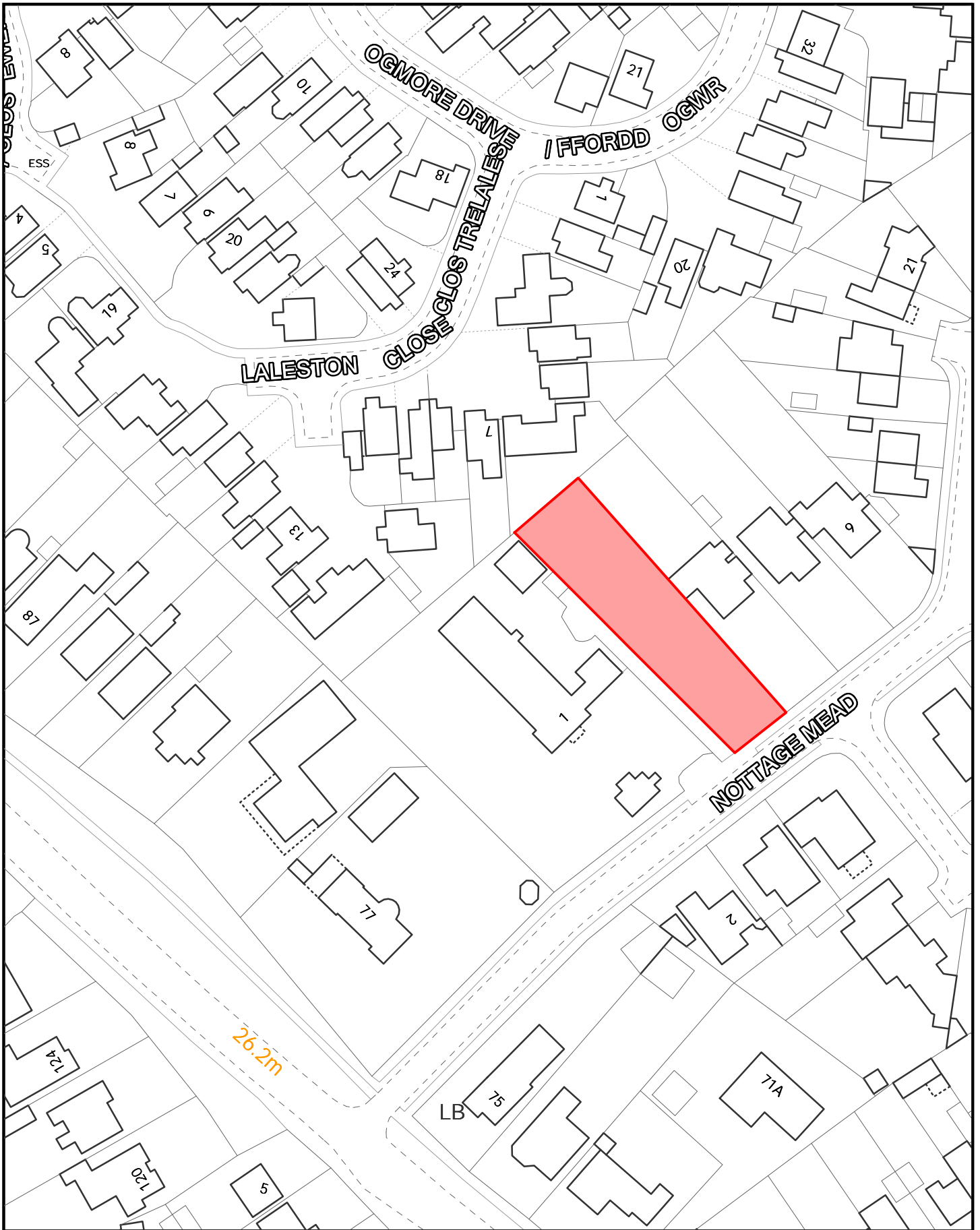
SITE INSPECTED: 28 June 2019

APPLICATION/SITE DESCRIPTION

Full planning permission is sought for the general upgrade and undertaking of a number of alterations at the detached, residential property 3 Nottage Mead, Porthcawl. In detail the works include:

- The erection of an 'L' shaped rear extension at the property measuring 6.55metres in projection (3.97metres minimum) by 13.5metres in width. It would have a pitched roof design extending to the ridge height of the building (as extended) to a height of 6.9metres from ground level. The ridgeline of the extension would project 8.8metres from the ridgeline of the main property with a maximum eaves height of 3.9 metres from ground level. The design of the extension includes the provision of a small dormer addition, roof sky lights and the erection of a roof canopy to the very end of the extension. The addition would accommodate an en-suite, dressing area and bedroom at first floor level. At ground floor level the extension would accommodate a family room, dining and kitchen area.
- The raising of the ridgeline of the property by 0.9metres from 6.0metres to 6.9metres and the creation of a hipped roof to the north eastern side of the dwelling. As part of the proposal the eaves height of the building would also be raised.
- The erection of a pitched roof, gable dormer structure to the rear roof plane of the dwelling.
- The demolition of a side garage and the erection of a replacement side extension at the site. The proposed extension would measure 3.5metres in width and would accommodate a small garage/store and a gym/studio. The extension would have a smooth render and slate roofing.
- Alterations to the projecting addition to the front elevation of the building in the form of fenestration changes with more glazing being introduced to the front elevation of this projection.

The application site comprises a relatively large detached property and its associated curtilage that is situated within a residential side street of the built up area of Porthcawl. The plot benefits from a generous front garden area that provides off street car parking provision and an enclosed rear garden space. An electricity substation exists towards the rear (north west) of the application site that is accessed via a vehicle access that exists to the western side of the application site. Neighbouring properties vary in their general appearance and style although they predominantly bungalow style properties.



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P/19/391/FUL

3 Nottage Mead
PORHCRAWL

Scale: 1: 1,000
Date: 05/09/2019

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Figure 1 Photograph of the existing front elevation of the application building

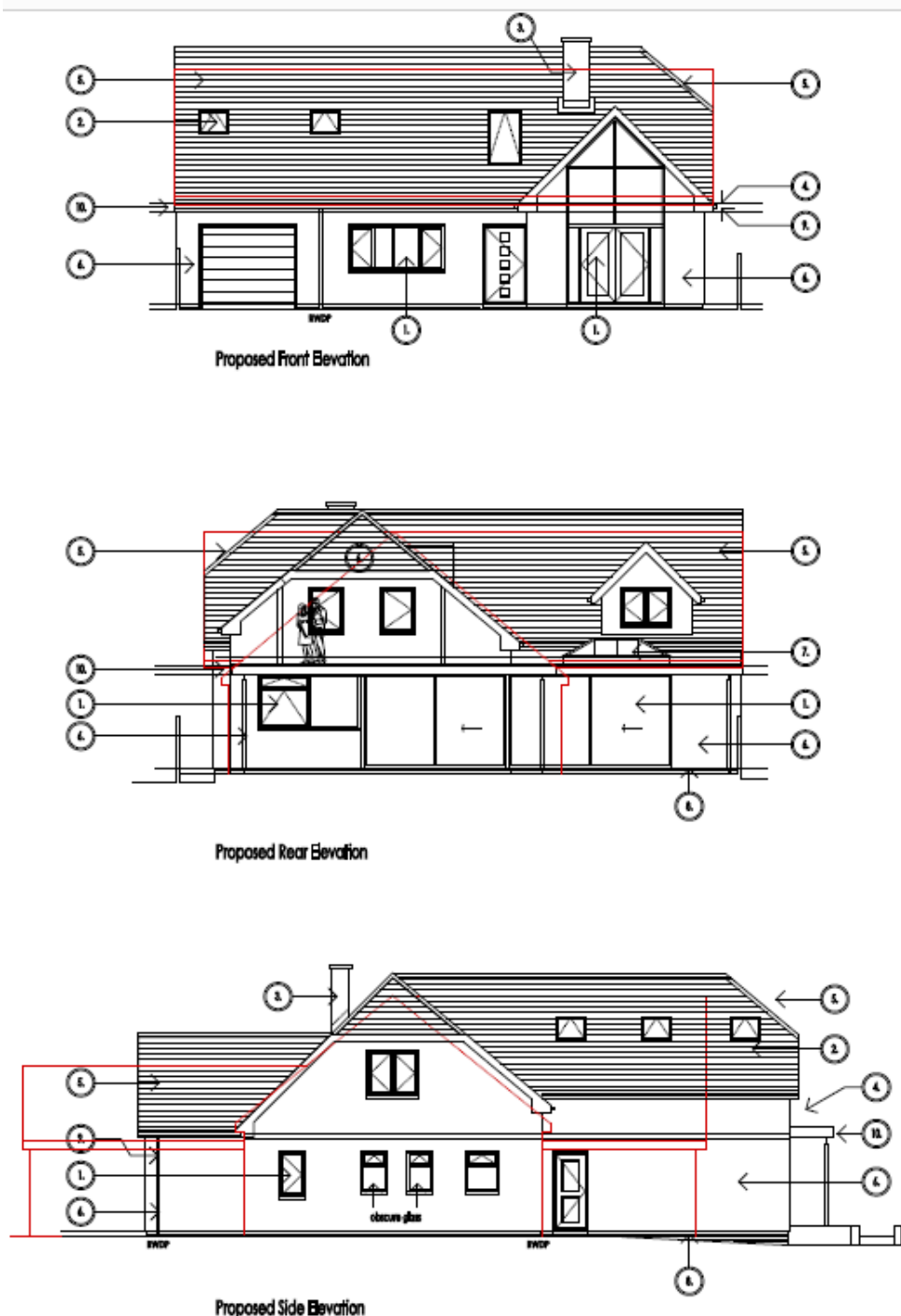


The planning history of the site confirms that planning permission was granted at the site in October 2017 (P/17/665/FUL refers) for new extensions and the raising of the roof line of the existing building. The current proposal, following the submission of revised plans, differs from the previous submission with the key changes between the schemes being an increase in the dimensions of the proposed rear extension (increased length by 1.95m, raised eaves level and an increase in the ridge height by 0.4m). Three front roof dormers have also been removed from the scheme.

Figure 2 – Previously approved planning application at the site, ref.no. P/17/665/FUL



Figure 3 – Proposed elevations of the development



RELEVANT HISTORY

P/17/665/FUL - New extensions for kitchen, family room, sun lounge, garage, bedrooms; raise roof line of existing building; demolish existing garage and outbuilding; form new 1800mm boundary wall – Granted 25/10/2017.

NEGOTIATIONS

The applicant, during the processing of the application, slightly repositioned the rear extension and introduced a hipped roof to both the proposed rear extension and the main roof of the dwelling. A proposed rear dormer was also repositioned/redesigned and the position of the roof lights within the proposed rear extension was also altered to limit any overlooking of the adjacent property.

PLANNING POLICIES

Local Policies

The Development Plan for the area comprises the Bridgend Local Development Plan (LDP) 2006-2021, which was formally adopted by the Council in September 2013, within which the following Policies are of relevance:

Policy PLA1	Settlement Hierarchy and Urban Management
Policy PLA11	Parking Standards
Policy SP2	Design and Sustainable Place Making

Supplementary Planning Guidance

SPG 02 Householder Development

SPG 17 Parking Standards

National Planning Policy and Guidance

National planning guidance in the form of Planning Policy Wales (Edition 10 December 2018) (PPW) is of relevance to the determination of this application.

Paragraph 1.30 confirms that... *'Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning applications'*.

Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people.
(Paragraph 2.7 of PPW refers)

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 12 - Design (2016)
- Technical Advice Note 18 - Transport (2007)

PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 27 August 2019.

CONSULTATION RESPONSES

Highways Officer - No objection subject to the imposition of a condition to ensure the existing parking areas are retained in permanent materials for parking purposes in perpetuity.

Drainage Officer - Raises no objection to the application subject to the imposition of advisory notes.

Porthcawl Town Council - No objection.

REPRESENTATIONS RECEIVED

The owner/occupier of 1 Nottage Mead, Porthcawl supports the proposal.

The owner/occupier of 5 Nottage Mead, Porthcawl objects to the proposal as follows: Objections raised against the originally submitted planning application highlight the scheme would dominate the outlook of the objector's property. Furthermore, as a result of the proximity to the boundary and by virtue of the scale and massing of the proposal, especially with the ridge height being raised, there would be unacceptable levels of unreasonable overshadowing of the neighbouring property. With three existing Beech

Trees already on the boundary of the site the proposed extension would result in a complete wall of shadow on the western boundary of the garden for the majority of the year and a “hemmed in” feel to the garden would be created, against the Council’s policies.

The rear windows within the extension would overlook the objector’s property and the neighbouring rear garden areas to the north of the site.

The proposal is out of accord with the rest of Nottage Mead and takes no account of the vernacular of the street scene. In addition the proposal does not harmonise with the existing house and is not in scale with the existing dwelling. It is also stated the development does not respect and enhance the local character and distinctiveness of Nottage Mead.

The extension could be erected further away from the boundary of the site closer to the side access lane (which leads to an electrical substation) and thereby remove any overshadowing issues of neighbouring properties.

Following the submission of amended plans that set the proposed rear extension further off the boundary with the neighbouring property (by a further 0.45m) and a change to the roof styles of the extension and the main property (a hipped roof style now being introduced) the planning application was subsequently re-advertised. The owners-occupiers of 5 Nottage Mead again raised objections against the planning application. The objections raised are summarised as follows:

The additional information and solar study undertaken only serve to prove that the proposed scheme would cast shade over the whole of the amenity/useable area of the neighbouring rear garden, which is not currently the case. The applicant’s assertion that the proposal is a modest increase in shadow is not correct and should not be considered as such.

The proposed solar study also shows the raised ridge height will cast a shadow over a ground floor bedroom window in the side elevation (south-western elevation) of the objector’s property contrary to planning policy.

The change to the massing of the property, including the increased ridge height, set against the very low roof line of the objector’s property, would not be consistent with the vernacular of the area and the immediate neighbours.

The plot width of the objector’s property is narrower than the application site which further amplifies the overbearing nature of the proposal.

The useable amenity space and garden, due to the presence of a swimming pool and high boundary trees, is restricted too close to the rear of the bungalow and it is therefore important to try to minimise the impact on this part of the neighbouring garden.

The revised proposal indicates a realisation that the design is overbearing and out of scale and character with the area, however, the changes do not address the increase in ridge height or reduce the massing and bulky effect that the adjoining occupier will be confronted with when sitting in the living room or on their patio area.

The hipped roof design to one side of the property unbalances the design of the dwelling when viewed from the road. This is not replicated on any other property in the

area and is again contrary to policy.

The revised documentation, solar study and minimal redesign do not alter or address the initial concerns raised against the proposal and therefore the original objections still stand together with the additional comments raised.

COMMENTS ON REPRESENTATIONS RECEIVED

The impact of the revised planning application particularly in terms of its impact on the residential amenities of neighbouring properties and the visual amenities of the area, is addressed in the Appraisal Section of this report.

It is considered that whilst the proposal raises no direct overlooking concerns with the side roof lights/rear dormer additions and windows within the proposed extensions raising no serious or harmful overlooking concerns, the application does raise adverse concerns in relation to the dominating and overbearing impact of the scheme (primarily the proposed rear extension). Situated in such close proximity to the boundary of the site with a large scale, height and massing, the extension would appear unneighbourly and imposing when viewed from the neighbouring property, 5 Nottage Mead. The extension would particularly dominate and appear overbearing on the neighbouring garden space to the detriment of the levels of residential amenity currently enjoyed.

In terms of the impact of the scheme on the neighbour's side bedroom window which is situated in close proximity to the main side/gable elevation of the existing application property, the amended proposal is unlikely to significantly or harmfully alter the impact on this window particularly in regard to the existing situation and current outlook from the bedroom window.

Comments raised about the re-siting of the rear extension are acknowledged although the planning application has to be determined on the basis of the plans currently submitted with due regard to the individual planning merits of the application.

APPRAISAL

The application is reported to Development Control Committee for determination given the objector's property in this instance is occupied by an employee of the Development Control Section (Highways Officer).

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

Technical Advice Note (TAN) 12: Design states:

"(2.2) The Welsh Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion at every scale throughout Wales - from householder extensions to new mixed use communities."

"(2.6) Design which is inappropriate in its context or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities."

Policy SP2 of the adopted Bridgend Local Development Plan (BLDP) further highlights all development should contribute to creating high quality, attractive, sustainable places by, amongst others:

- 2) Having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character;
- 3) Being of an appropriate scale, size and prominence; and
- 12) Ensuring that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected.

Supplementary Planning Guidance (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.

Having regard to the above, it is considered that this proposal does not promote good design in view of the inappropriate and excessive scale of the rear extension and the subsequent adverse impact it would have on the amenities of the neighbouring property, 5 Nottage Mead that immediately adjoins the northeastern boundary of the application site.

The application property comprises a bungalow style property with useable roof space that is set on a spacious curtilage within the residential area of Porthcawl. Whilst some of the proposed works are likely to be acceptable from a neighbouring amenity perspective the proposed rear extension, coupled with the increased ridge height of the property that the rear addition would extend to, raises serious amenity concerns.

It is acknowledged that during the processing of the planning application the applicant has revised the proposals whereby the rear extension has been slightly offset from the immediate boundary with the neighbouring plot and a small hipped roof design has been introduced to the main property and the proposed rear extension. The applicant has also provided a supporting statement and shadow analysis drawings to accompany the planning application. Therefore, it is unlikely that the development would breach the requirements of Note 2 of SPG02 : Householder Development in terms of overshadowing. Nevertheless, the proposed extension with a projection of 6.55 metres, an overall height of 6.9 metres and an eaves height ranging between 3.7 metres and 3.9 metres within 1.3 metres of the boundary of the site would appear as a dominating and unneighbourly addition when viewed from the neighbouring property.

Such an addition of the massing and bulk proposed, in close proximity to the boundary of the site would result in overbearing and imposing form of development. The application property is set further into the site than the neighbouring residential property (No. 5) with the ridge level (peak of the apex of the application property) being set broadly in line with the main back elevation of the neighbouring property (objectors' property). This recessed position of the application property and the relationship of the ridgeline and proposed rear extension to No. 5 would further exaggerate the harmful impact of the proposed rear extension on the neighbouring property, including the overshadowing and overbearing impact on the most useable garden amenity space associated with this property which would be completely dominated as a result of the proposal.

The extension, with a high eaves level that would be significantly higher than the existing boundary treatments between the properties and the previously approved development at the site (P/17/665/FUL refers) would present a long, high and imposing

addition. Due to its height, bulk, length and proximity to the boundary the proposed extension would appear unduly overbearing when seen from the habitable room windows to the rear of 5 Nottage Mead and from its patio and garden area, particularly the most useable areas of amenity space directly adjacent to the rear of the property. The addition would have an unreasonable dominating impact on the general levels of amenity currently enjoyed within the neighbouring property.

Regard in this instance has also been given to the planning history of the site and whilst it is fully noted planning permission has previously been granted for a comparable form of development at the site (P/17/665/FUL refers) the current proposal is considered to be significantly different and substantially more harmful on the amenities of the occupiers of the neighbouring dwelling. The increased dimensions of the proposal, increased ridge and increased eaves height would cause a harmful and unneighbourly impact on the adjacent property. Whilst a more favourable recommendation would have likely been made to a scheme that better reflects the previously approved scheme at the site, given the key differences between the earlier approved application (P/17/665/FUL refers) and the current submission, the current proposal cannot be supported, given its adverse impact on levels of residential amenity currently enjoyed in the locality.

Turning to the impact on visual amenities, whilst concerns are raised about the dominating impact of the rear extension on the neighbouring occupiers, on balance the scheme is considered visually acceptable. The proposed raising of the ridgeline of the property by approximately 0.9m and the introduction of a small hipped roof design, given the site context and mixture of property types and roofscapes within the locality is unlikely to disrupt the character of the street scene to such a significant degree to warrant the refusal of the planning application in this regard. The proposed roof dormer additions are also considered subservient and acceptable forms of development that meet the requirements of Note 14 of SPG 02 Householder Development which advises that dormer extensions should be sympathetic to the existing house in their shape, position, scale and material. It is also noted that there are examples of existing dormer additions within the surrounding locality.

The replacement of the existing flat roofed side garage addition with a slightly larger pitched roof extension/garage structure would be in keeping with the design and form of the main dwelling building and raises no adverse visual amenity concerns. Erected to the rear of the property the proposed single storey rear extension with useable roof space, whilst large in scale with a high pitched roof design, is not a publicly visible addition (only likely to be visible from the neighbouring plots) and whilst it raises general loss of amenity concerns, it does not raise serious visual amenity concerns.

The application raises no highway safety concerns with the proposals not adversely affecting the large off-street car parking provision within the site. The Highway Officer has raised no objection against the scheme. Such a householder planning application also raises no adverse land drainage or biodiversity issues.

Notwithstanding the planning merits of the application and with due regard to the planning history of the site, the proposed rear extension would appear unreasonably excessive and imposing and would harmfully impact the usefulness and general amenity enjoyed within the existing neighbouring property.

CONCLUSION

Having regard to the above and the differences in the proposed scheme when compared to the previously approved scheme on this site, it is considered that the

application, by way of an overbearing and dominating impact should be recommended for refusal because the development fails to comply with Council policy and guidelines and would harmfully impact the residential amenities currently enjoyed in the area.

RECOMMENDATION

(R30) That permission be REFUSED for the following reason:-

1. The proposed rear extension by reason of its siting, scale and design would have an unreasonably dominant and overbearing impact on the neighbouring residential property, 5 Nottage Mead, to the detriment of the residential amenities enjoyed by the occupiers of that property. The proposal is therefore contrary to Policy SP2 of the Bridgend Local Development Plan (2013) and the advice contained within Supplementary Planning Guidance 02: Householder Development (2008) and Planning Policy Wales (Edition 10, December 2018).

JONATHAN PARSONS

GROUP MANAGER PLANNING & DEVELOPMENT SERVICES

Background Papers

None