

**REFERENCE:** P/19/316/FUL

**APPLICANT:** Mr D Williams Ty Pentwyn, Glynogwr, Blackmill CF35 6EL

**LOCATION:** 1 Williams Terrace Brynmenyn CF32 9LS

**PROPOSAL:** Demolish existing dwelling and erect a two storey detached house

**RECEIVED:** 8 May 2019

**SITE INSPECTED:** 14 June 2019

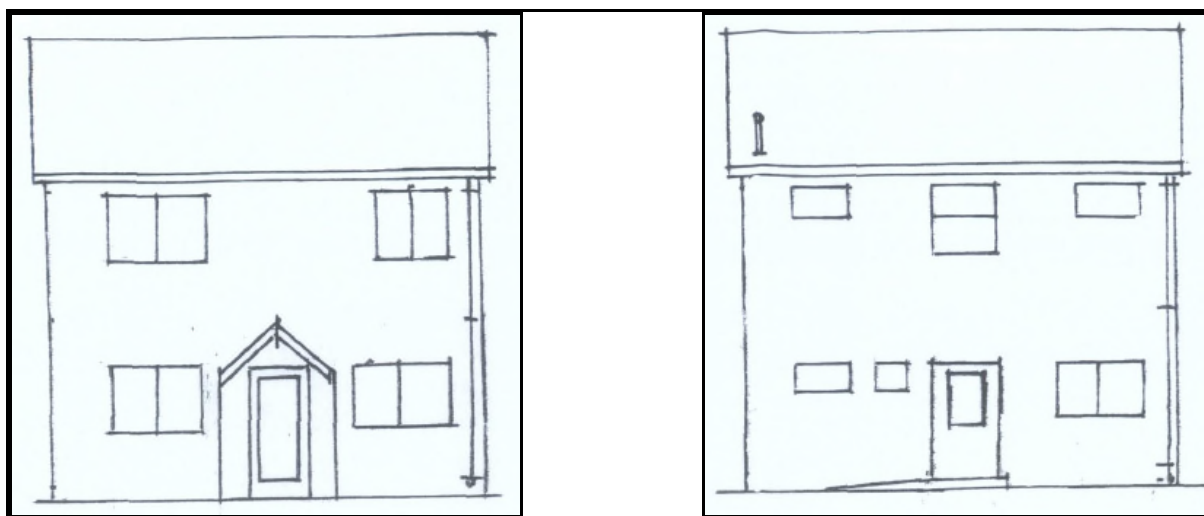
### **DESCRIPTION OF PROPOSED DEVELOPMENT**

Full planning permission is sought for the redevelopment of 1 Williams Terrace, Brynmenyn. The existing end-of-terrace property will be demolished to accommodate the erection of a two storey detached dwelling positioned centrally within the application site.

The proposed dwelling will be orientated to face north-west and will measure 7m in width, 6.1m in depth and 8m in maximum height. It will comprise a porch/hallway with lounge, living room, kitchen and WC at ground floor level with three bedrooms and a bathroom at first floor level and will be finished with painted concrete cream render elevations with a black slate roof.

Access to the residential plot is proposed off Williams Terrace, via the north western boundary of the application site.

The principal elevation of the proposed dwelling will face north-west with window openings serving the proposed living room and lounge at ground floor level and the two bedrooms at the front of the property at first floor level, as shown below left.



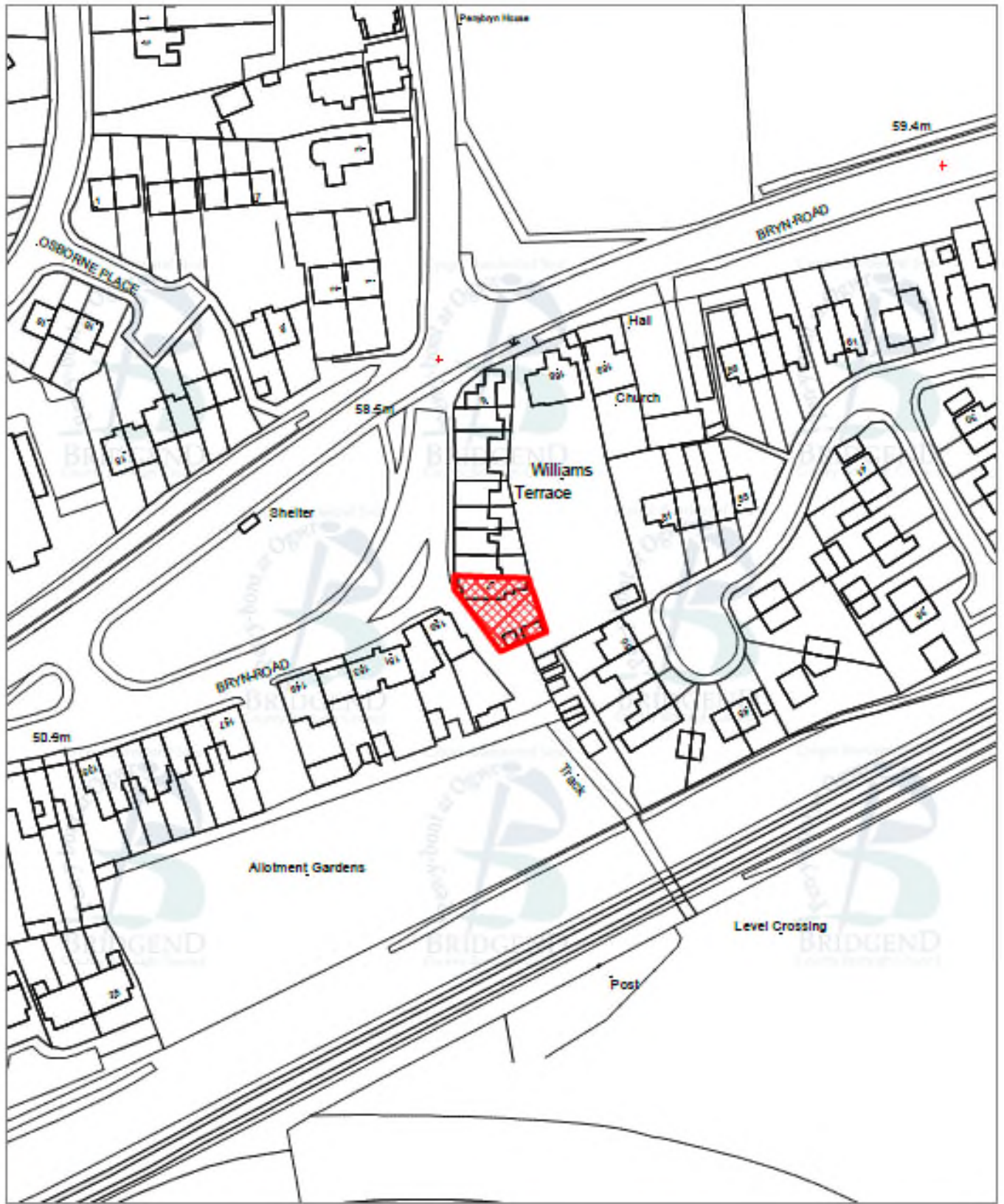
**Proposed Front Elevation**

**Proposed Rear Elevation**

The rear south easterly facing elevation will include window openings which serve the kitchen and WC at ground floor level. The windows which serve the WC will be at a high level. At first floor level, two high level windows will serve the bedroom and bathroom at the rear of the property whilst another window will be installed to serve the landing area, as shown.

Access to the rear private garden area is gained via the centrally located doorway at ground floor level. No windows are proposed to be installed in the side elevations of the proposed property.

Details of the proposed boundary treatment have not been included as part of this planning application.



Llyngor Bwrdeistref Siroi



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## P/19/316/FUL

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 Time of Plot:  
 14:10  
 Date of Plot:  
 15/10/2019

Plot generated by:  
 Planning Department  
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 Planning Department

## **SITE DESCRIPTION**

The application site is located within the Main Valleys Gateway Settlement of Brynmenyn, as defined by Policy PLA1 of Bridgend County Borough Council's adopted Local Development Plan (2013). It comprises an end-of-terrace, two storey dwellinghouse that is positioned along the northern boundary of a relatively large residential plot. The dwelling is accessed via Williams Terrace which lies adjacent to the site's western boundary. There is an existing access point on the site's western boundary off the single width lane, as shown below:



The dwelling faces west and has a large amenity space to the side (south) and rear (east). It is set slightly back from the building line and down from the ridge line of the adjacent terrace due to the proximity of a row of terraced properties on the western side of Williams Terrace and the topography of the street.

The properties in the terrace have red facing-brick elevations with buff facing-brick window surrounds and slate roofs, creating a distinctive streetscene. The dwellinghouse to be demolished has roughcast render elevations and has a different appearance to the other properties within the terrace.

Properties to the west of the site have painted render elevations with a mix of concrete interlocking tile and slate roofs and they differ in character and appearance to the terraced properties to the east. The site is therefore characterised as being within an established residential area with properties of a varying size, scale, character and appearance.

## **RELEVANT HISTORY**

No relevant planning history.

## **PUBLICITY**

This application has been advertised through direct neighbour notification and the erection of a site notice. A total of four objections were received in response to the notification exercise undertaken from the following properties:

- 2 Williams Terrace, Brynmenyn;
- 168 Bryn Road, Brynmenyn;
- 157 Bryn Road, Brynmenyn;
- 159 Bryn Road, Brynmenyn.

In a consultation response dated 4 June 2019, Ynysawdre Community Council has raised concerns about the continued use of the access lane which provides access to the allotments located to the south west of the application site.



## **REPRESENTATIONS RECEIVED**

The objections received are summarised as follows:

### Demolition of 1 Williams Terrace

1. Demolition of the existing property and concerns about the stability of the land and the potential exposure of the gable end of the adjacent terraced property.

### Highways

2. Construction traffic and the highway adjacent to the application site being unsuitable for heavy vehicles such as construction vehicles.
3. Access during the construction phase of development - properties and garages will be inaccessible when lorries are delivering material to the application site.
4. Access to the allotments, which lie to the south west of the development site, being blocked during the construction phase of development.
5. Off-street parking provision to be provided as part of the development and the car parking scheme proposed.

### Appearance

6. The proposed dwelling is not in keeping with the character and appearance of properties surrounding the application site.

### Noise and Disturbance

7. Caused by the demolition of the existing dwelling and construction of the proposed dwelling, stating that the impact of noise would be detrimental to residential amenities.

### Inaccurate Application Form:

8. Inaccuracies in the application form submitted in support of the application.

### Protected Species

9. Protected species are present at the application site and within its vicinity.

### Privacy

10. The impact of the proposed development on the private amenity space of the neighbour occupier(s) and the impact of overlooking.

### Flooding

11. Heavy rain and the collapse of sewerage pipes within the vicinity of the application site have resulted in flooding and *any disruption to the drainage system caused by the development and the movement of heavy plant and machinery could exasperate the problem.*

## **RESPONSE TO REPRESENTATIONS RECEIVED**

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 matters raised in the objections received are addressed below:

### Demolition of 1 Williams Terrace

1. Planning Policy Wales (Edition 10, December 2018) states at paragraph 6.9.28 that "when planning permission is granted, a notice should be issued to inform the applicant that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. It should

also advise the applicant that although the planning authority has used its best endeavours to determine the application on the basis of the information available to it, this does not mean that the land is free from instability". It is therefore the responsibility of the developer and/or land owner to ensure that the land is stable.

Whilst the concern raised in the letter of objections are noted, the planning system should not be used to secure objectives which are more appropriately achieved under other legislation, such as the Building Regulations or The Party Wall Act 1996. It is therefore considered that the Local Planning Authority has addressed the concerns raised from a planning perspective and any subsequent need to obtain consent that may be necessary is the responsibility of the developer and/or land owner. To address the concerns raised, an informative note will be imposed to remind the developer and/or land owner of their responsibility to ensure that the development preserves the health and safety of adjoining occupiers.

### Highways

2. Each objection received refers to the highway being unsuitable for heavy vehicles during the construction phase of development. Whilst the concerns are noted, Williams Terrace can accommodate an increase in traffic generated by the proposal, given the temporary nature of the construction phase. The concern raised would not warrant a refusal of the scheme on such grounds.
3. Should properties or garages within the vicinity of the site become inaccessible because of the construction works or traffic then this is a private matter to be resolved by the developer and/or land owner and the owner(s) of the neighbouring properties.
4. As noted above, if the access lane leading to the allotments to the south west of the application site is blocked by the developer and/or land owner, this is a private matter to be resolved between the relevant parties.
5. The car parking scheme proposed will be assessed by the Highways Section and is addressed in the appraisal section of the report.

### Appearance

6. The matters raised which relate to the appearance of the proposed dwelling are addressed in the appraisal section of the report.

### Noise and Disturbance

7. The impact of the development on privacy and amenity will be addressed in the appraisal section of the report however, it is important to note that if noise is a statutory nuisance, it is regularised by other statutory bodies (Shared Regulatory Services) under The Environmental Protection Act 1990, The Noise and Statutory Nuisance Act 1993, The Noise Act 1996 and The Licensing Act 2003.

### Inaccurate Application Form:

8. It is noted that there are discrepancies on the application form (mainly relating to the question about being related to an elected Member) and in order to address the concerns raised in the letter of objection, the applicant was made aware of the inaccuracies and was advised to revise the Application Form accordingly. A revised and corrected application form has now been submitted.

### Protected Species

9. In order to address the concerns raised which relate to protected species and ecology, the Countryside Management Officer has been consulted on the proposed

development. The impact of the development on ecology and protected species is limited but is addressed in the appraisal section of the report.

### Privacy

10. The matters raised which relate to privacy and overlooking are addressed in the appraisal section of the report.

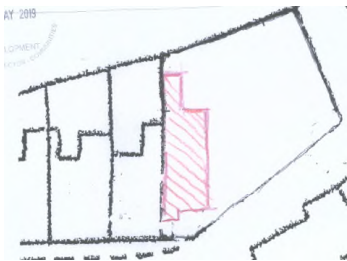
### Flooding

11. Whilst the impact of the proposed development on the land drainage system is addressed in the appraisal section of the report, the planning system cannot secure or improve drainage issues associated with an existing property within the vicinity of the application site. The matters raised which relate to flooding of an existing property are not, therefore, considered further in this report.

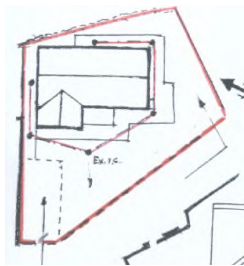
## **NEGOTIATIONS**

The applicant was advised in a letter dated 20 June 2019 that the Local Planning Authority had concerns about the position of the proposed dwelling, its size and its relationship with and impact on the occupiers of the neighbouring properties. The applicant was therefore required to amend the proposed scheme.

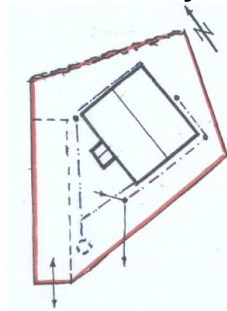
### **Current Layout**



### **Original Proposed Layout**



### **Amended Layout**



## **RECONSULTATION & FURTHER REPRESENTATIONS RECEIVED**

Amended plans were received on 16 July 2019 and it was considered necessary to re-notify neighbouring properties, given the number of objections received.

Another notification letter was sent to neighbouring properties on 19 July 2019.

A further three objections were received from the occupier(s) of the following properties:

- 2 Williams Terrace, Brynmenyn;
- 159 Bryn Road, Brynmenyn;
- 168 Bryn Road, Brynmenyn.

Additional matters raised include the impact on an adjoining oak tree, the previous degeneration of the existing property, the loss of outlook/open aspect and reduced outdoor garden space; these are addressed in the appraisal section of this report.

## **CONSULTATION RESPONSES**

### **CONSULTEE**

Ynysawdre Community Council

### **COMMENTS**

Raised concern about the access lane to the allotments to the south of the site.

Dŵr Cymru Welsh Water

No objection subject to the inclusion of the recommended planning condition and informative notes.

Land Drainage	Recommends the inclusion of a planning condition and informative notes.
Highways Officer	No objection.
Public Protection	Recommends the inclusion of a planning condition which restricts the operating time of development in the interests of residential amenity.
Ecology	Recommends the inclusion of a planning condition and informative notes.

## RELEVANT POLICIES

The relevant policies and supplementary planning guidance are highlighted below:

<b>Policy PLA1</b>	Settlement Hierarchy and Urban Management
<b>Policy SP2</b>	Design and Sustainable Place Making
<b>Policy PLA11</b>	Parking Standards
<b>Policy SP12</b>	Housing
<b>Policy COM3</b>	Residential Re-Use of a Building or Land
<b>Supplementary Planning Guidance Note 02</b>	House Extensions
<b>Supplementary Planning Guidance Note 08</b>	Residential Development
<b>Supplementary Planning Guidance Note 17</b>	Parking Standards

In the determination of a planning application, regard should also be given to the 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:

<b>Planning Policy Wales Chapter 3</b>	Making and Enforcing Planning Decisions
<b>Planning Policy Wales Chapter 4</b>	Planning for Sustainability
<b>Planning Policy Wales Chapter 9</b>	Housing
<b>Planning Policy Wales TAN 12</b>	Design

## APPRAISAL

This application is presented to the Development Control Committee to consider the objections received from the occupier(s) of neighbouring properties and as the applicant is related to a Local Councillor.

## PRINCIPLE OF DEVELOPMENT

The application site lies within the Main Valleys Gateway Settlement of Brynmenyn, as defined by Policy PLA1 of the Local Development Plan (2013). Policy PLA1 states that development will be permitted within settlement boundaries at a scale commensurate with the role and function of that settlement. Policy COM3 of the Local Development Plan (2013) states

*residential developments within settlement boundaries defined in Policy PLA1 on 'windfall' or 'small scale' sites for the conversion of existing buildings, or the re-use of vacant or under-utilised land will be permitted where no other LDP policy protects the building or land for an existing or alternative use.*

The proposal is considered to be compliant with Policies PLA1 and COM3 of the Local Development Plan (2013) and is therefore considered to be acceptable in principle subject to detailed design criteria.

## **LAYOUT, SCALE & APPEARANCE**

Policy SP2 of the Local Development Plan (2013) stipulates 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 proposal comprises the demolition of the existing end-of-terrace property and the erection of a detached dwelling which is considered to be appropriate in terms of size and scale, in accordance with Policy SP2 of the Local Development Plan (2013). The dwelling is of a scale which is proportionate and complimentary to properties within the vicinity of the site and does not detract from the wider character or appearance of the residential area, given its position and setting within the plot.

The property is positioned appropriately within the application site itself, positioned within the centre of the proposed residential plot which provides for sufficient private amenity space at the rear of the property and for off-street car parking to the north. The dwelling does not project forward from the building line of the existing terrace to the north or the terrace of dwellings to the west. Whilst the dwelling is of a different design to the terraced properties to the north, it is considered that it would not detract from the character of the area, given its position within the proposed residential plot and restricted visibility from public vantage points.

The terraced properties to the north of the application site predominantly have facing-brick elevations and slate roofs. The properties to the west have painted render elevations with a mix of concrete interlocking tile and slate roofs. It is acknowledged that the terraced properties create a streetscene which is distinctive however, the dwellinghouse to be demolished has roughcast render elevations and has a different appearance to the other properties within the streetscene.

Objections were received which relate to the appearance of the proposed dwelling as it is currently in keeping with the surrounding residential area.

Given that properties to the west differ in character to the terraced properties to the north, there is no defined character to which the proposed dwelling must match or adhere to. In addition, given that the proposed dwelling is set off the access lane and its visibility from Williams Terrace will be less significant within the streetscene than the existing dwelling, it is considered that the proposed materials are appropriate and will not detract from the visual amenities of the area.

No details have been submitted regarding the proposed boundary treatment for the site. It is therefore considered reasonable to impose a condition requiring the submission of a drawing and/or details indicating the positions, design, materials and type of boundary treatment to be erected at the site.

The dwelling is considered to respect the character of the surrounding area by way of its design/materials and position within the plot and it is therefore considered to be an acceptable form of development in accordance with criteria (2) and (3) of Policy SP2 of the Local Development Plan (2013).

## **HIGHWAYS**

Policy PLA11 of the Local Development Plan (2013) stipulates that all development will be required to provide adequate levels of parking, in accordance with the adopted parking standards.



Supplementary Planning Guidance Note 17 *Parking Standards* (SPG17) advises that off-street car parking spaces should measure 4.8 metres in depth and 2.6 metres in width as a minimum. It also states at page 18 that one off-street car parking space per bedroom should be provided (up to a maximum requirement of 3 spaces). In this instance, the proposal comprises the introduction of a three bedroom property and therefore a total of three off-street car parking spaces should be provided.

The Highways Officer considers that the proposed car parking arrangement is acceptable and provides sufficient off-street car parking provision, in accordance with the guidance contained within SPG17. Whilst the objections received which relate to off-street parking are noted, the scheme has been assessed by the Highway Authority and is considered acceptable in regards to provision and design.

Therefore, subject to the imposition of the recommended planning conditions which requires the parking area to be completed in permanent materials prior to the beneficial use of the dwellinghouse commencing the proposal is considered to be acceptable from a highway safety perspective and is compliant with Policy PLA11 of the Local Development Plan (2013).

### **RESIDENTIAL AMENITY**

Although Supplementary Planning Guidance Note 02 *Householder Development* (SPG02) mainly relates to household developments such as extensions and outbuildings, it is considered that the principles are directly applicable in this instance.

Note 8 of SPG02 states that development *should leave adequate garden area for the private use around the house.*

When considering the need to provide an appropriate level of off-street car parking provision as part of the development proposal, it is clear that the level of private amenity space for the proposed dwelling would be subsequently affected and reduced, particularly given that the off-street car parking provision is located to the north of the proposed property.

It is acknowledged that, at present, the end-of-terrace property benefits from a large outdoor amenity space compared to other dwellings within the vicinity of the application site. Whilst the level of private amenity space will be substantially reduced as a result of this proposal, it is considered that it has not been reduced to such an extent that the future occupier(s) of the proposed dwellinghouse would lack sufficient private amenity space and therefore the proposal is considered to be compliant with Note 8 of SPG02 in this regard.

### **NEIGHBOUR AMENITY**

The proposed dwelling is orientated and designed to ensure that the amenity of surrounding properties is not compromised by the proposed development. Note 1 of SPG02 states that no development should *unreasonably dominate the outlook of an adjoining property.*

The primary outlook of the terraced property, which lies immediately to the north of the application site, known as 2 Williams Terrace, is to the west and to the east. No windows are proposed to the north-east facing, side elevation of the proposed dwelling at ground or first floor levels. Therefore, it is considered that any form of overlooking into the adjoining property to the north has been mitigated through its design and orientation.

With regards to the property which lies to the west of the application site, known as 159 Bryn Road, its principal outlook is to the north and south. To prevent any direct

overlooking into the private rear amenity space of 159 Bryn Road, there are no windows proposed to be installed into the side, south westerly facing elevation of the property. The side elevation of the neighbouring property has three window openings, as shown below:



**Side Elevation 159 Bryn Road, Brynmenyn**

SPG02 states at paragraph 4.6.3 that *to reduce the loss of privacy it is recommended that the minimum distance from the new habitable room window to the boundary should be 10.5 metres*. Whilst the position of the dwelling does not strictly accord with the guidance contained within SPG02, it is considered that the erection of a dwelling in this position will not detrimentally or significantly impact the existing levels of privacy afforded to the neighbouring occupier(s) of 159 Bryn Road, given that the primary outlook is to the north and to the south and the proposed dwelling is orientated towards the north west. In addition, the two properties will be separated by an access lane.

Given the above, the proposal is not considered to have an overlooking or overbearing impact on the occupier(s) of the property to the west of the site.

An objection is raised by the occupier(s) of 168 Bryn Road, Brynmenyn, which relates to privacy and amenity. The letter of objection received reads as follows:

*According to the block plan, there will be three unobscured windows overlooking our complete garden so loss of privacy is inevitable.*

It is considered that the erection of a dwelling in this position will not impact the existing levels of privacy afforded to the neighbouring occupier(s) of 168 Bryn Road. As demonstrated in red below, the property benefits from an extensive residential plot and rear garden.



**168 Bryn Road, Brynmenyn**

Therefore, it is considered that the erection of the proposed dwelling would not result in unreasonable overlooking or overbearing, over and above the current situation, to warrant a refusal on such grounds. It is considered that the principal and usable private amenity area of 168 Bryn Road immediately surrounds the dwelling and the garden area which lies to the south is a secondary part of the garden area which is likely to be used less frequently. It is therefore considered that the introduction of a dwelling in the proposed location does not detrimentally impact the existing levels of privacy or amenity currently afforded to the occupier(s) of 168 Bryn Road and it is therefore acceptable from a residential amenity perspective.

The proposed dwelling is orientated to ensure that the amenity of surrounding properties is not compromised by the proposed development and the proposal is considered to be compliant with the guidance contained within SPG02. The proposal is considered to be appropriate in terms of amenity.

It is noted that the objections received related to noise and the impact of noise on residential amenity during the construction phase. To ensure the objections raised are addressed, a condition will be imposed which limits the operational hours of the development.

### **ECOLOGY AND TREES**

According to criterion (3) of Policy ENV6 of the Local Development Plan (2013) proposals for development will be required to *avoid or overcome harm to nature conservation assets and/or species of wildlife which may either be resident, in-situ or which can be demonstrated to have frequented habitats within the site on a migratory basis.*

Given that concerns were raised in the letters of objection received, the Authority's Ecologist was consulted to determine whether the proposed development would have a detrimental impact on protected species.

As the application site lies within the vicinity of a suitable bat habitat and there are records of bats within the general area, the Ecologist considered it reasonable to request the submission of an initial bat survey and report.

An Initial Bat Scoping Survey was submitted to the Local Planning Authority and that report concluded that there is a likely absence of roosting bats at the property.

Whilst the Authority's Ecologist considers the findings of the report to be satisfactory, it is recommended that a pre-commencement condition is imposed which requires the submission of further details which include a toolbox to operatives undertaking the dismantling, having ecological support on site when the roof is being removed and a plan identifying what will be done in the event that bats are encountered during the course of the development.

It is also recommended that the mitigation measures highlighted in the Initial Bat Scoping Survey submitted are secured through the imposition of a planning condition which requires the development to be carried out in accordance with the Preliminary Ecological Appraisal.

In terms of the proximity of the proposed dwelling to the adjacent Oak tree, a condition will be added to the recommendation requiring tree protection measures during the course of the development.

### **LAND DRAINAGE**

Subject to the imposition of the recommended planning condition and informative notes, the proposed development is considered to be acceptable from a land drainage perspective.

### **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

The Well-being of Future Generations 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 comprising 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

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of the proposed development.

### **CONCLUSION**

The proposal is considered to be acceptable in principle, in accord with Policy PLA1 of the Local Development Plan (2013) and appropriate in terms of its size, scale, design and prominence. It is considered to be acceptable from a neighbour amenity perspective, residential amenity perspective and from a land drainage perspective. Subject to the imposition of the recommended planning conditions, the proposal is considered to be

acceptable in terms of parking, highway, ecology and tree protection, in accord with Policies SP2 and PLA11 of the Local Development Plan (2013) and is therefore recommended for approval.

## **RECOMMENDATION**

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

1. The development shall be carried out in accordance with the "Site Location Plan", "Block Plan" and "Elevation Plan" received on 16 July 2019.

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

2. The development shall be undertaken in accordance with the recommendations of the Preliminary Ecological Appraisal, dated September 2019 and written by MPS Ecology, received on 17 September 2019.

Reason: To ensure that protected species are protected and mitigated in accord with Policy ENV6 of the Local Development Plan (2013).

3. Prior to the commencement of development, ecological details including a plan identifying what will be done in the event that bats are encountered during the course of the development, a toolbox to operatives undertaking dismantling and details of the ecological support to be employed on site when the roof is being dismantled, shall be submitted to and approved in writing by the Local Planning Authority. The ecological details must be implemented in accordance with the agreed details.

Reason: To ensure that protected species are protected and mitigated in accord with Policy ENV6 of the Local Development Plan (2013).

4. No development shall commence until a drainage scheme for the comprehensive and integrated drainage of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the beneficial occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

5. No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable.

Reason: To ensure that the general amenities of the area are protected.

6. Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays, 08:00 hours to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of residential amenities.



7. The parking area shall be completed in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and thereafter retained for the purposes of parking in perpetuity.

Reason: In the interests of highway safety.

8. The proposed means of access shall be laid out with vision splays of 1m x 1m in both directions before the development is brought into beneficial use and retained as such thereafter in perpetuity.

Reason: In the interests of highway safety.

9. No structure, erection or planting exceeding 0.9 metres in height above the adjacent carriageway shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

10. No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the local planning authority details of a scheme for the protection of the oak tree at 168 Bryn Road, to the east of the application site. The approved scheme shall be carried out during the demolition of the buildings and throughout the course of the development.

Reason: In the interests of visual amenity and to promote nature conservation.

11. No development shall take place until details of the proposed floor levels of the building in relation to existing ground levels and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.

12. No development shall commence on the demolition of the dwelling known as 1 Williams Terrace until there has been submitted to and agreed in writing with the Local Planning Authority a scheme for the making good of the end-of-terrace property known as 2 Williams Terrace. The making good shall be implemented in accordance with the approved scheme.

Reason: In the interests of residential and visual amenity.

13. \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

The proposal is considered to be acceptable in principle, in accord with Policy PLA1 of the Local Development Plan (2013) and appropriate in terms of its size, scale and prominence. It is considered to be acceptable from a neighbour amenity perspective, residential amenity perspective and from a land drainage perspective. Subject to the imposition of the recommended planning conditions, the proposal is considered to be acceptable from a highway safety perspective, in accord with Policy PLA11 of the Local Development Plan (2013).

No surface water is allowed to discharge to the public highway.

No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.

It is the responsibility of developers to ensure that their developments will not initiate instability or will not be affected by instability originating outside the area of a development. Developers should therefore seek appropriate technical and environmental expert advice about the likely consequences of proposed developments on sites where landsliding is known or may be reasonably foreseen. They should also procure any necessary investigations to ascertain that their sites are and will remain stable or can be made so as part of the development works.

The applicant is advised that as of 7 January 2019, this development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event that this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It would therefore be recommended that the developer engage in consultation with the Bridgend County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposal by response to SAB consultation. Further information in relation to the new legislation including the sustainable drainage application forms can be obtained from the following link: <https://www.bridgend.gov.uk/residents/recycling-waste-andenvironment/environment/flooding/sustainable-drainage-systems/>

The applicant may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also confirm to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption" - 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

The applicant is also advised that some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and transferred into public ownership by nature of the Water Industry (Schemes for Adoption or Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. The applicant may contact Dwr Cymru Welsh Water on 0800 917 2652 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. You should contact the Highway Maintenance Inspector for the area, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541.

The applicant is reminded of their legal requirement to consider wildlife on their development site. Further information on wildlife and development can be found in Supplementary Planning Guidance 19: A Green Infrastructure Approach (SPG19); <https://www.bridgend.gov.uk/media/1840/final-green-infrastructure-spg-for-web.pdf>.

British bats and their breeding sites and resting places are protected by law through UK legislation under the Conservation of Habitats and Species Regulations 2010 which

implements the EC Directive 92/43/EEC in the United Kingdom and the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). This legislation makes it an absolute offence to damage or destroy a breeding site or resting place (sometimes referred to as a roost, whether the animal is present at the time or not), intentionally or recklessly obstruct access to a place used for shelter and protection or deliberately capture, injure, kill or disturb a bat/bats.

Consideration should be given to the provision of nest boxes within the development for bat and bird species. Suitable bird species include house sparrow, swift and house martin, species which are declining in number due to a reduction in suitable nest sites. The incorporation of bat bricks, bat tiles and bat boxes into the development would provide summer roosting opportunities for bats and would contribute to the environmental sustainability of the development. Incorporation of biodiversity enhancements will help contribute to the environmental sustainability of the development.

**JONATHAN PARSONS**  
**GROUP MANAGER PLANNING & DEVELOPMENT SERVICES**

**Background Papers**

None