

the rear will project approximately 3 metres from the rear elevation and will have a height of approximately 4 metres.

The proposed terrace/decking structure will be constructed on the same footprint as the original structure and will include an external stair which provides access to the rear garden. A 1.8 metre high privacy screen is proposed to the side of the structure.

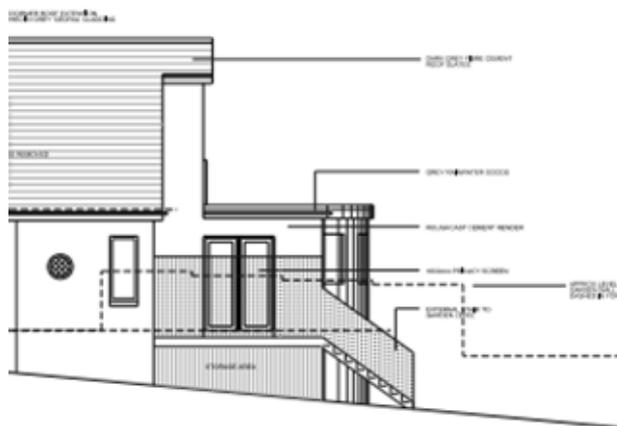


Fig. 2 – Side Elevation of Decking Area and Steps

The application property comprises a detached dwelling which is situated towards the end of a cul-de-sac development within a residential side street of the built up area of Porthcawl. The plot benefits from an enclosed rear garden with off-street parking at the front and side. Properties within this cul-de-sac development have a similar and characteristic form, predominantly being hipped roof properties.

RELEVANT HISTORY

P/01/337/FUL Granted (no conditions) 25 May 2001
Extension To Existing Dwelling

RELEVANT POLICIES

Local Policies

The Bridgend Local Development Plan 2006-2021 (LDP) was formally adopted by the Council in September 2013, within which the following policies and supplementary Planning guidance are relevant:

Policy SP2 Design and Sustainable Place Making

Policy PLA11 Parking Standards

Supplementary Planning Guidance 2 House Extensions

Supplementary Planning Guidance 17 Parking Standards

National Policies

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:

Future Wales – the National Plan 2040

Planning Policy Wales Edition 11

Planning Policy Wales TAN 12

Design

Well-being of Future Generations 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.

The Socio Economic Duty

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010), which came in to force on 31 March, 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and, whilst this is not a strategic decision, the duty has been considered in the assessment of this application.

PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 18 July 2021

CONSULTATION RESPONSES

None

REPRESENTATIONS RECEIVED

The occupier(s) of 17 Hutchwns Close has objected for the following reasons:-

- loss of privacy
- noise from access to first floor

The occupier(s) of 18 Hutchwns Close has objected for the following reasons:-

- loss of privacy
- loss of light
- noise pollution
- overdevelopment
- out of keeping

The occupier(s) of 19 Hutchwns Close has objected for the following reasons:-

- loss of privacy.

Comments were also raised as to whether this should be considered a second floor extension and not a first floor.

COMMENTS ON REPRESENTATIONS RECEIVED

The majority of the concerns raised by neighbouring properties are addressed within the appraisal section of the report.

The original plans included a Juliet balcony on the proposed rear dormer. The scheme did not include using the flat roof of the existing extension as a balcony. However, after discussions with the applicant and agent the Juliet balcony was removed.

Having been made aware of the discrepancy of the existing plans in relation to the chimney, amended plans were received from the agent.

Any issues regarding anti-social behaviour (i.e. excessive noise during unsociable hours) are a matter for Public Protection and is not a material planning consideration.

Due to the difference in land levels from the front to the rear of the application property, the dwelling, when looking at it from the rear, has a split level which has created a lower ground floor/basement level. Therefore, the proposed extension will be constructed at first floor level.

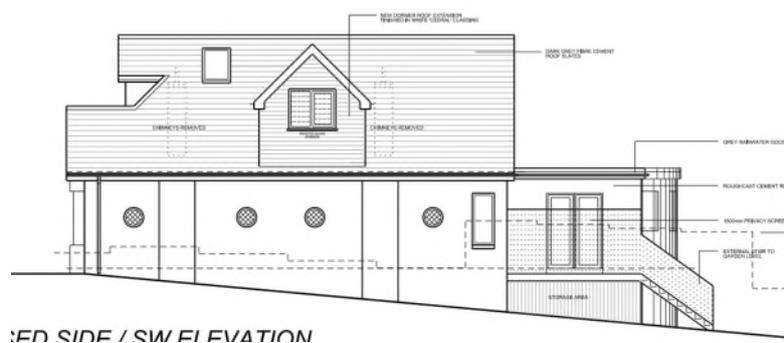


Fig. 3 – Side Elevation Showing Split Level

APPRAISAL

The application is referred to Committee to consider the objections received from local residents.

The main considerations in the assessment of this application are the impact of the development on the character and appearance of the existing dwelling and street scene and the impact on neighbouring amenities.

The application proposes front, rear and side dormer extensions. The proposal also involves the removal of an existing terrace/decking structure to be replaced by a new terrace/decking structure with access steps to the rear garden.

Impact on the Character and Appearance of Existing Property and Street Scene
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”.

Note 14 of Supplementary Planning Guidance 02 Householder Development (SPG02) states that “dormer extensions should be sympathetic to the existing house in their shape, position, scale and material”. The dormer additions proposed are considered to be

subservient to the main roof and utilise the same pitch. They are centrally located within the roof slope and are set down from the ridge line of the host dwelling and in from the sides of the roof. Their design is considered to be complimentary to the host dwelling and reflect its character. The addition of dormer extensions is not considered to be harmful to the character or appearance of the host dwelling and they are therefore considered to be appropriate additions in accord with Note 14 of SPG02.

The proposed decked area will replace an existing substandard decked area. As the decking is attached to the rear elevation of the property, it will not be readily visible from public vantage points and will not therefore adversely impact the visual amenities of the area or the street scene.

Impact on Neighbouring Residential Amenities

In assessing this application Supplementary Planning Guidance 02 – Householder Development is relevant and Note 6 of the guidance states:-

An extension should respect the privacy of neighbouring houses. Paragraph 4.6.2 of this note advises 'The County Borough Council believes that the minimum distance between directly facing habitable room windows in adjacent properties should normally be 21 metres.' Reductions may be acceptable where:

- (a) permanent screening can be provided between facing ground floor windows;*
- (b) the overlooking is between windows fronting on to a highway where established building lines are less than 21 metres apart;*
- (c) the overlooking is between windows fronting on to a public space where the buildings are used to define spatial enclosure;*
- (d) the angle of overlooking between windows is not direct, allowing the distance between windows to be reduced as the angle between them is increased;*
- (e) the overlooked window is a secondary window⁵;*
- (f) either the overlooked or overlooking window is high level⁶, or is permanently obscured glazed and fixed – usually appropriate only if there is a second clear glazed and opening window serving the same room.*

And paragraph 4.6.5 advises While few rear gardens are entirely private some features can create a sense of unreasonable overlooking in neighbouring property. Balconies often cause the greatest difficulty, but sideways facing windows can also be undesirable. If a balcony is proposed it should be located or screened to prevent or minimise overlooking.

In this instance, the properties to the rear of the application site along Hutchwns Close are set at a lower level than the application property and therefore the views from first floor rear windows of the property effectively look down on the gardens of properties to the rear. With regards to 18 & 19 Hutchwns Close, there is a distance of 11 metres from the new window in the rear elevation of the proposed first floor extension and the boundary with these properties and a distance of over 25 metres to the rear elevation (and habitable room windows) of these properties.

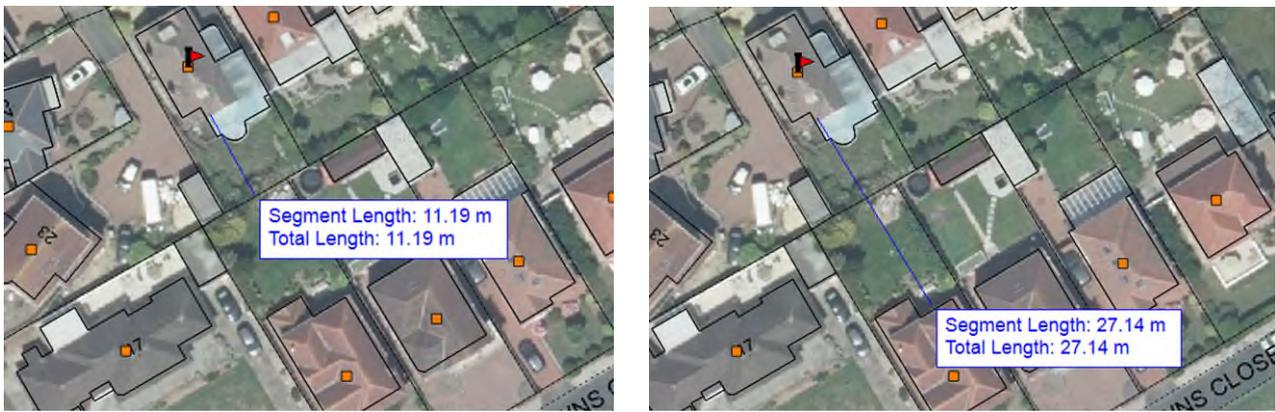


Fig. 4 – Separation Distances

With regards to 17 Hutchwns Close, this property is set off to the south west of the application property and therefore the views from the rear extension window are indirect and do not overlook the garden or the rear of this property.



Fig. 5 – Orientation and Relationship with Surrounding Properties

With regards to the proposed dormer on the side elevation of the property, this will overlook the driveway of 23 Springfield Avenue and the front garden and front elevation of 25 Springfield Avenue. However, this dormer will serve a bathroom and will be conditioned to ensure that it is obscurely glazed.

The proposed decking will replace an existing decked area. The submitted plans have indicated a 1.8 metre high screen will be erected on the side elevation for privacy purposes.

Parking

The proposal involves the extension of two existing bedrooms. Therefore, as the overall number of bedrooms at the property will not increase the proposed development will not have an impact on the existing off-street parking arrangements the property currently benefits from.

CONCLUSION

This application is recommended for approval because the development complies with Council policy and guidelines and would not adversely affect the character of the existing property, street scene or wider area, prejudice highway safety, privacy or visual amenities nor so significantly harm neighbours' amenities.

The concerns raised by the neighbours are acknowledged, however, in this specific case and on balance, they are not considered to outweigh the other material issues connected to the development as to warrant refusal on those grounds.

RECOMMENDATION

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

1. The development shall be carried out in accordance with the following approved plans and documents:

Job No 21240 Drawing No. PL01 Rev 4 - received 7 July 2021

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

2. The window on the side dormer extension serving the bathroom shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington index of obscurity. The window shall be fitted prior to the beneficial use of the extension hereby approved commencing and shall then be retained in perpetuity.

Reason: In the interests of privacy and residential amenities.

3. The 1.8 metre high privacy screen along the south wester elevation of the decked terrace shall be erected prior to the beneficial use of the decking commencing and be so maintained in perpetuity.

Reason: To safeguard the privacy of the adjoining property in the interests of residential amenity.

4. Notwithstanding condition 1, the materials to be used in the construction of the external surfaces of the approved development shall match those used in the existing building.

Reason: To secure the maximum degree of unity between existing and proposed development so as to enhance and protect the visual amenity of the area.

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

This application is recommended for approval because the development complies with Council's policy and guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background papers

None