

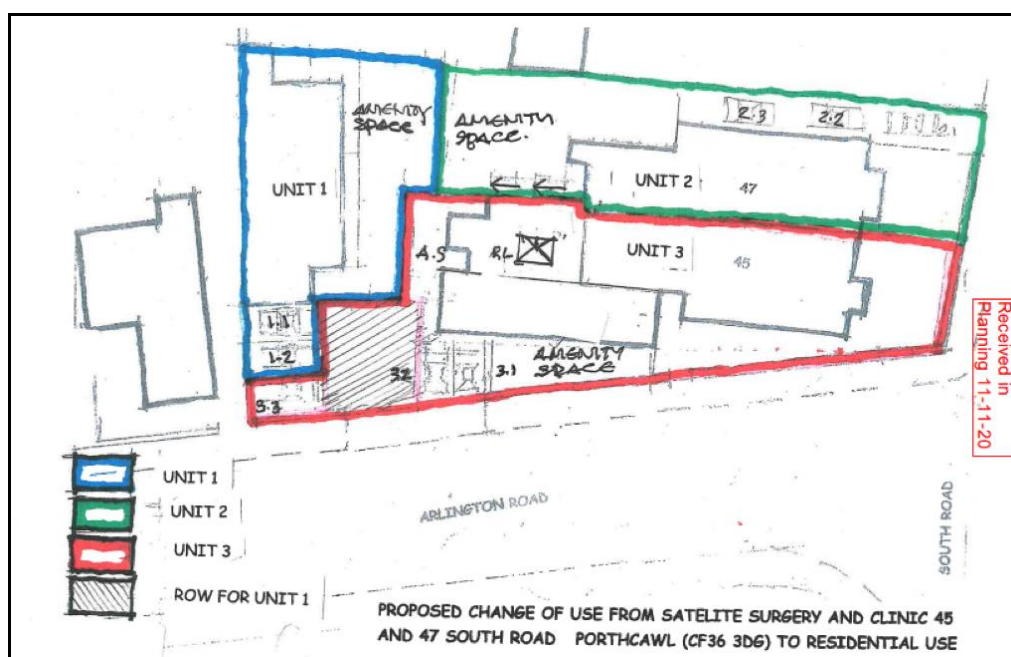
REFERENCE: P/21/814/FUL
APPLICANT: Ms N Evans: The Tythe Barn, Eglwys Nunydd, Margam SA13 2PS
LOCATION: 45a South Road, Porthcawl CF36 3DG
PROPOSAL: Retention of residential unit as built (amendment to P/20/894/FUL)
RECEIVED: 10 September 2021
SITE INSPECTED: 21 October 2021

DESCRIPTION OF PROPOSED DEVELOPMENT & SITE DESCRIPTION

This application seeks the retention of the residential unit as built at 45a South Road, Porthcawl.

The application site is located within the Main Settlement of Porthcawl as defined by Policy PLA1 of Bridgend County Borough Council's adopted Local Development Plan (2013). It forms a two storey outbuilding/annex which was previously used as a Mother and Baby Clinic and is positioned to the rear (west) of a pair of three storey semi-detached dwellings which were previously used as a doctor's surgery.

The application site has recently been the subject of a Planning application for the change the use of the existing doctor's surgery together with its detached Mother and Baby Clinic (Use Class D1) to three independent residential units (Use Class C3) under Planning application reference P/20/894/FUL. Planning permission was granted on 6 January 2021 and the subdivision of the application site as approved is demonstrated below:

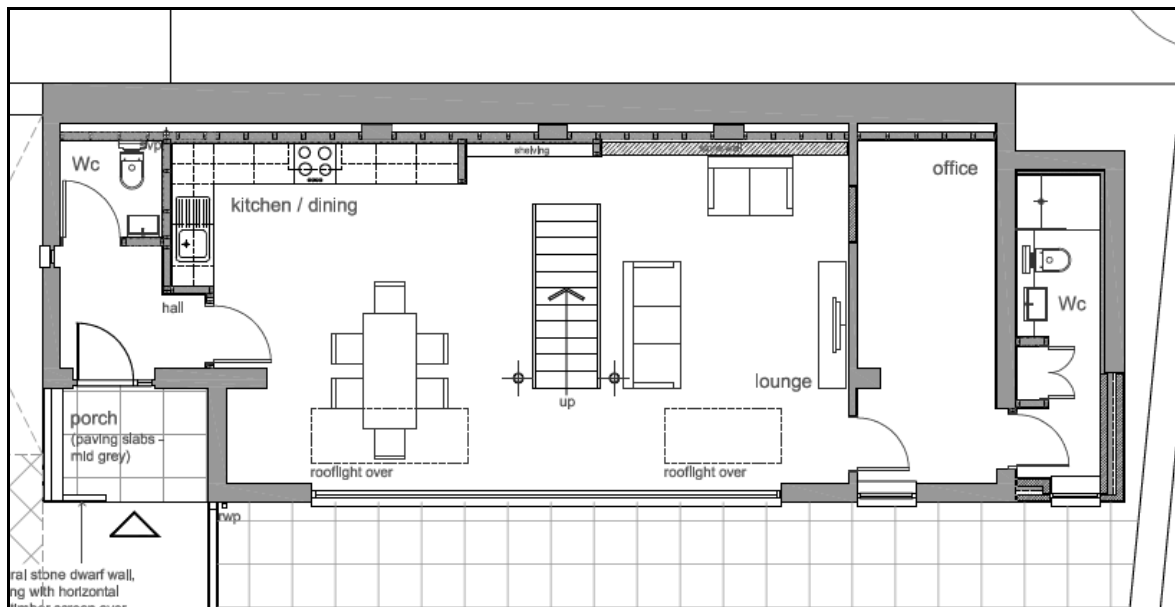


Site Layout Plan Approved under P/20/894/FUL

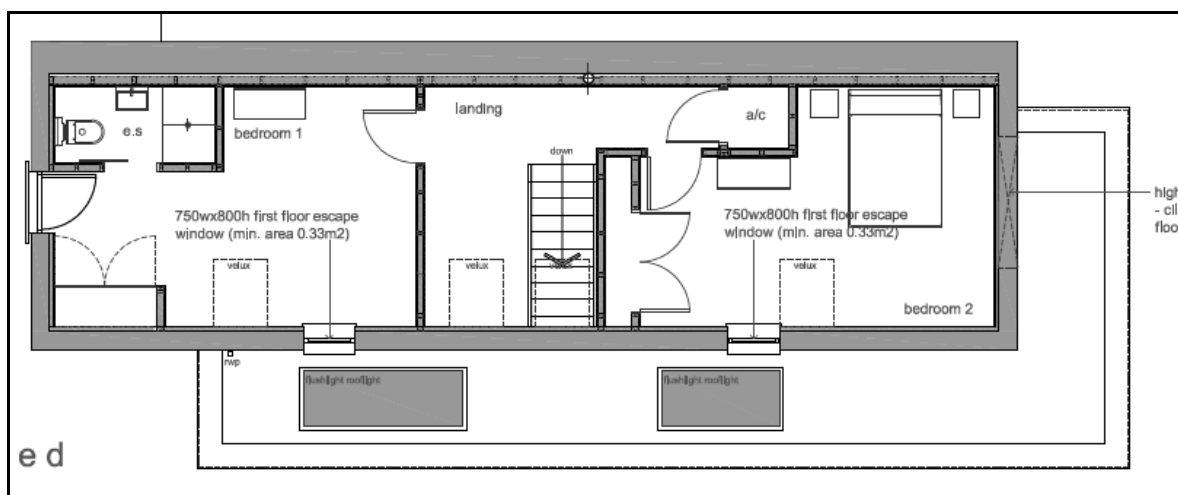
Since Planning permission was granted, each unit identified above has been sold separately and is now under the control of three separate land owners.

The application now under consideration refers to the property now known as 45a South Road, referred to as Unit 1 in the drawing extract above. The Planning permission granted (P/20/984/FUL refers) allowed for the conversion of the outbuilding/annex to residential use which comprised a living area, dining room, kitchen and bathroom at ground floor level with two bedrooms, two bathrooms and a dressing room at first floor level.

The internal arrangement of the property has been altered since the commencement of work and now comprises a porch, hallway, WC, kitchen/dining/lounge and office at ground floor level with two bedrooms and one ensuite bathroom at first floor level, as shown below:



Proposed Ground Floor Plan



Proposed First Floor Plan

In addition to the internal changes, the following alterations have been undertaken externally:

- Demolition of the existing single storey lean-to extension and erection of a single storey flat roof extension;
- Installation of high-level window in the northern elevation of the building;
- Installation of a flue in the western roof slope;
- Raising height of the roof.

Works to implement Planning permission reference P/20/894/FUL on 45a South Road have begun on site and the Authority considers that the works are unauthorised, as they have been undertaken in contravention of the pre-commencement Planning conditions imposed upon the original Planning Consent. This application therefore seeks full Planning permission retrospectively for the retention of the building as built-in order to regularise the unauthorised works.

The site is located within an established residential area where properties are

predominantly two to three storeys in height and semi-detached in nature of varying designs and finishes, as shown below:



Google Street View Image

RELEVANT HISTORY

Application Reference	Description	Decision	Date
P/97/1063/FUL	Construction of reception porch and porch to mother and child unit (outbuilding)	Unconditional Consent	27/01/1998
P/19/43/FUL	Change of use of doctor's surgery into 8 self-contained flats and conversion of the existing pre-natal clinic to garage at ground floor and 1 self-contained flat at first floor	Withdrawn	25/06/2019
P/20/272/FUL	Change of use from doctor's surgery and annex (Use Class D1) to 5 residential units with parking (Use Class C3)	Withdrawn	21/07/2020
P/20/894/FUL	Change use from doctors surgery and annex (Use Class D1) to residential use with parking (Use Class C3)	Conditional Consent	06/01/2021

CONSULTATION RESPONSES

CONSULTEE	COMMENTS
Transportation Officer (Highways) 27 October 2021	No objection subject to the inclusion of the recommended planning condition.

REPRESENTATIONS RECEIVED

The application has been advertised on site. Neighbours have been notified of the receipt of the application. The period allowed for response to consultations/publicity expired on 15 October 2021.

A total of four objections have been received from the occupiers of 2 Arlington Road, 3

Arlington Road, 53 South Road and 49 South Road, Porthcawl. The grounds of objection are summarised below:

- Retrospective Consent
Objectors raise significant concerns that the applicant has sought to regularise the unauthorised development retrospectively and has not been penalised for undertaking works without consent. Concern is raised in respect of the works continuing on site despite the applicant being informed that they are unauthorised.
- Party Wall Act
Concern is raised by the occupiers of 2 Arlington Road and 53 South Road about the impact of the development on the shared boundary walls.
- Compliance with Building Regulations
Concern is raised in respect of the developer complying with Building Regulations and undertaking more work than approved under Planning permission reference P/20/894/FUL in order to satisfy the Building Regulations. A query is specifically raised about this being a matter which should have been considered during the processing of the Planning application.
- Overshadowing
The increase in the ridge height of the building has caused overshadowing into neighbouring properties.
- Overlooking
Concerns are raised in respect of the replacement single storey lean-to extension with a flat roof and the use of the flat roof as an outdoor amenity area for future occupiers. This concern also refers to the high-level window installed in the northern elevation of the building.
- Overdevelopment of the Site
There are concerns raised that the conversion of three properties from an unused doctor's surgery and outbuilding is overdevelopment with the intention of inadequately developing the site in order to turn it over for a quick sale.
- Impact on Streetscene
The objections refer to the increase in height of the roof of the building and state that the increased ridge line is oppressive, impacts the view afforded to the existing properties and is out of character with the original building and wider residential area.
- Parking Arrangements
Concerns relate to the off-street parking provision and the demolition of the boundary wall along the southern boundary of the site adjacent to Arlington Road.

COMMENTS ON 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 following observations are provided in response to the objections raised by local residents:-

- Retrospective Consent
Whilst it is acknowledged works have commenced on site without first discharging the pre-commencement Planning conditions and additional works have been

undertaken both internally and externally, this cannot be considered as a reason for the refusal of this application. The Planning system is intended to remedy the effects of the breach of Planning control if possible and any enforcement action should be commensurate with the breach of Planning control to which it relates. The intention of the applicant in this case is to remedy the breach of Planning control and this is considered to be the correct approach. The Authority will consider the proposal against the relevant Policies and supplementary Planning guidance and the acceptability of the overall scheme will be assessed on its own merits. This matter will not be addressed further in the appraisal section of the report.

- Party Wall Act

Although the objections received express concern about the impact of the development on the shared boundary between the application site and properties known as 2 Arlington Road and 49 South Road, this is considered to be a private matter. Whilst the concerns of local residents are noted, the Planning system should not be used to secure objectives which are more appropriately achieved under other legislation, such as 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. An informative note will be imposed to remind the developer and/or landowner of their responsibility to ensure development is safe and secure.

- Compliance with Building Regulations

The matters raised which relate to Building Regulation compliance are not considered to be material to the determination of this Planning application and will not be addressed further in the appraisal section of the report. It is the responsibility of the applicant/developer to ensure Building Regulation Approval.

- Overshadowing

This matter is addressed in the appraisal section of the report.

- Overlooking

This matter is addressed in the appraisal section of the report.

- Overdevelopment of the Site

The intentions of the land owners are not material to the determination of this application and will not be addressed further.

- Impact on Streetscene

The impact of the development on the streetscene and character and appearance of the area is addressed in the appraisal section of the report.

- Parking Arrangements

The matters raised which relate to off-street parking are addressed in the appraisal section of the report. Notwithstanding this, the boundary wall which lies adjacent to Arlington Road is not within the ownership of the applicant and does not form part of the application site for 45a South Road. This matter is therefore not addressed further in the determination of the application,

RELEVANT POLICIES

Local Policies

The Bridgend Local Development Plan 2006-2021 (LDP) was formally adopted by the

Council in September 2013 and the following Policies and supplementary Planning guidance are relevant:

Policy PLA1	Settlement Hierarchy and Urban Management
Policy SP2	Design and Sustainable Place Making
Policy SP3	Strategic Transport Planning Principles
Policy PLA11	Parking Standards
Policy ENV6	Nature Conservation
Policy SP12	Housing
Policy COM3	Residential Re-Use of a Building or Land

Supplementary Planning Guidance 02	Householder Development
Supplementary Planning Guidance 08	Residential Development
Supplementary Planning Guidance 17	Parking Standards
Supplementary Planning Guidance 19	Biodiversity and Development

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

Planning Policy Wales TAN 18

Transport

Planning Policy Wales TAN 23

Economic Development

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 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

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.

APPRAISAL

This application is referred to the Development Control Committee to consider the objections received from occupiers of the neighbouring properties.

The key considerations in the determination of this application are whether the changes undertaken since Planning permission was previously granted under Planning reference P/20/894/FUL are acceptable.

PRINCIPLE OF DEVELOPMENT

The application site is located within the Main Settlement of Porthcawl as defined by Policy PLA1 of the Local Development Plan (2013) (LDP). 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 that “residential developments within settlement boundaries defined in Policy PLA1 on ‘windfall’ and ‘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 Policy is intended to support the re-use of buildings and land to maximise housing opportunities within the identified settlements and re-use underutilised land in urban areas to reduce the need to develop greenfield sites.

As Planning permission has been granted for the conversion of the vacant doctor’s surgery (D1 Use Class) to residential use (C3 Use Class) under Planning permission reference P/20/894/FUL, the principle of development is considered to be acceptable in this case given the fallback position. As such, the development is considered to be acceptable from a Policy perspective and is compliant with Policies COM3 and PLA1 of the Local Development Plan (2013).

DESIGN/IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

The main considerations in the determination of this application are the acceptability of the changes made to the building since Planning permission was previously granted early in 2021. As noted above, the external changes comprise the raising of the height of the roof, the installation of a flue in the western roof slope, the installation of a high-level window in the northern elevation of the building and the demolition and replacement of a single storey lean-to extension with a flat roof extension.

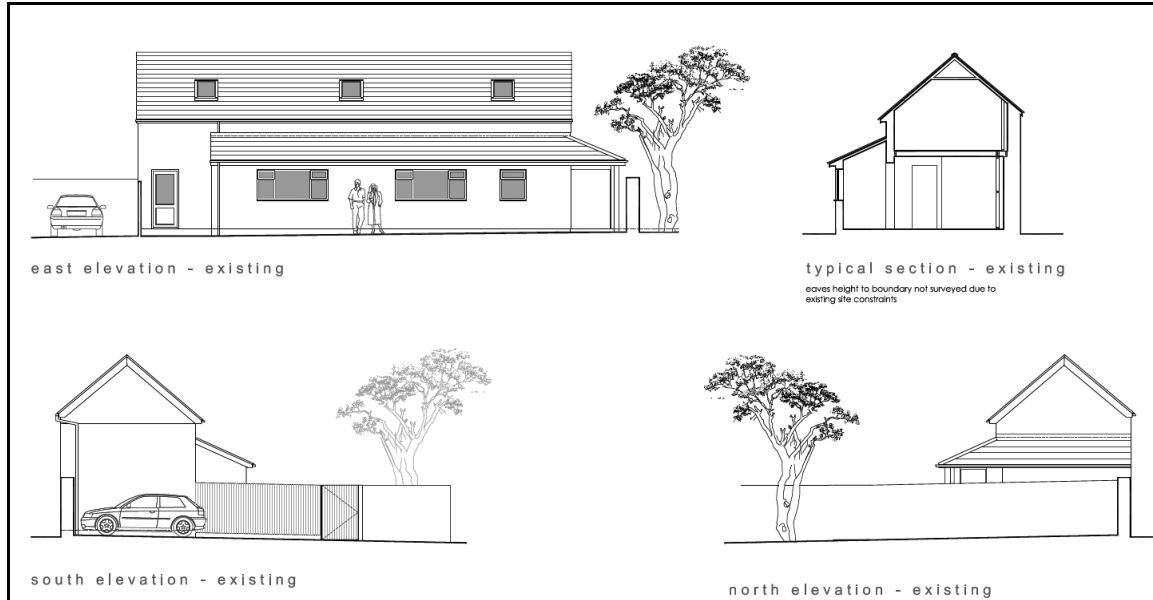
Placemaking considers the context, function and relationships between a development site and its wider surroundings. It adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into Planning decisions.

Planning Policy Wales (Edition 11, February 2021) states at paragraph 3.9 that “the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations”.

The details of the scheme fall to be assessed against Policy SP2 of the Local Development Plan (2013) which 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”. Guidance contained within Supplementary Planning Guidance Note 02 Householder Development (SPG02) is also considered as it refers specifically to the design of extensions and alterations to detached, semi-detached or terraced houses and bungalows and sets out objectives that define what is considered to be acceptable in design terms.

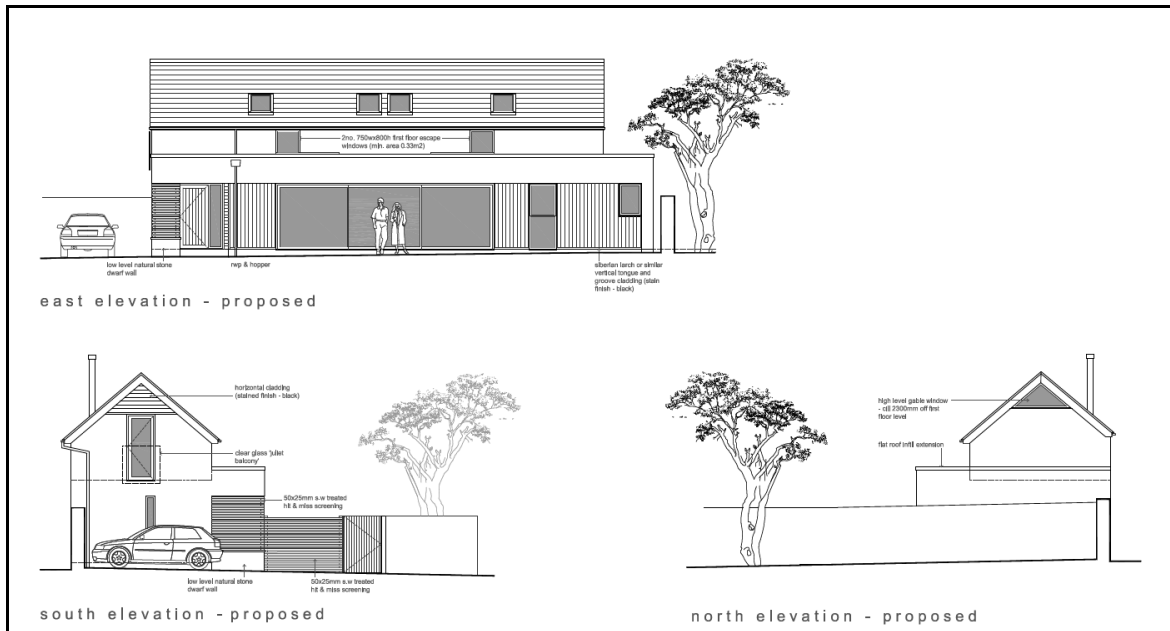
Firstly, consideration is given to the raising of the ridge line of the building. This matter is a source of contention and objection by local residents as being unacceptable in visual amenity terms. Whilst it is acknowledged that the height of the roof has increased without the benefit of Planning permission, this application seeks to regularise the changes and therefore the increase in overall ridge height will be assessed against the aforementioned Policies and on its own merits.

The ridge height of the outbuilding/annex approved under Planning permission reference P/20/894/FUL measured 6 metres, as shown below:



Existing Elevations

The ridge line has increased by 300mm to a maximum height of 6.3 metres, as shown below:



Proposed Elevations

Criterion (3) of Policy SP2 of the Local Development Plan (2013) states that development should be “of an appropriate scale, size and prominence”. The increase in overall height of the building is not considered to be so harmful to the character or appearance of the building or wider streetscene when viewed from public vantage points to the extent that would warrant a refusal of Planning permission on such grounds. The building, despite

being increased by 300mm, is still set below the ridge line of the adjoining properties and does not extend beyond the established height of the buildings within the immediate vicinity of the application site. It will therefore not be an incongruous addition to the streetscene and will not distract from its character.

On balance, the scale of the increase of the building by 300mm in height is not considered to be so detrimental to the character and appearance of the streetscene to warrant a refusal of Planning permission on such grounds and, therefore, this element of the proposal is considered to be an acceptable form of development which accords with Policy SP2 of the Local Development Plan (2013).

Secondly, the installation of a flue in the western roof slope is also a cause for concern for neighbouring residential properties. The flue sits relatively centrally within the roof slope and extends 2 metres above the roof plane, 60mm above the ridge height of the roof. Again, whilst the flue sits slightly above the ridge line of the building, its prominence within the streetscene is not so harmful as to warrant a refusal of Planning permission on such grounds. The building is set back from the southern boundary adjoining Arlington Road by 7.75 metres and the flue will be set back a further 8 metres, so that it will be positioned 15.75 metres away from the adjoining pedestrian footway. Given this, it is not considered that its introduction would be harmful to the character or appearance of the area owing to its prominence and on balance, it is considered to be acceptable.

The occupiers of neighbouring properties have raised concern that the fumes emanating from the flue are dangerous and the position and height of the flue are *against all regulations*. Whilst the comments are acknowledged, the Planning system should not be used to secure objectives which are more appropriately achieved under other legislation, which in this case would be dealt with by Shared Regulatory Services Pollution Section.

In addition to the above, since granting Planning permission, the applicant has demolished the existing single storey lean-to extension and replaced it with a flat roof single storey extension, as shown below:



Single Storey Extension to be Retained

Whilst larger than the previous addition, the extension is considered to be of an appropriate scale as it remains as an addition which is subordinate to the main building. Given that it is positioned on the eastern elevation of the existing building and is set back from the building line, it is considered to be of an appropriate prominence within the streetscene and does not detract from the character or appearance of the residential area.

The proposed retention of the development as built is considered to be of an appropriate

size, scale and prominence, has an appropriate finish and does not detract from the character and appearance of the existing building or wider streetscene. It is therefore considered to be acceptable from a design perspective in accordance with Policy SP2 of the Local Development Plan (2013).

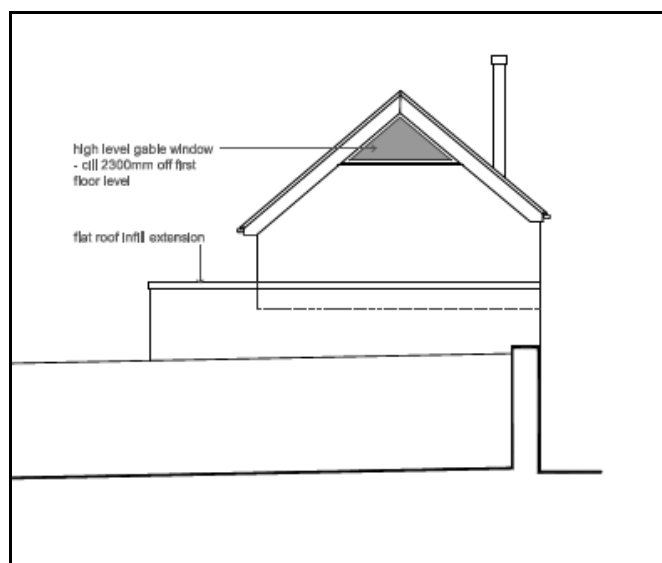
NEIGHBOURING/RESIDENTIAL AMENITY

Planning Policy Wales (Edition 11, February 2021) states at paragraph 2.7 that “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”.

Criterion (12) of Policy SP2 of the Local Development Plan (2013) seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers is not adversely affected by development proposals and in addition, seeks to ensure that an appropriate level of amenity is afforded to future occupiers of a development.

As the internal arrangement has been altered since consent was granted under Planning permission reference P/20/894/FUL, consideration must be given to Notes 1, 2 and 6 of SPG02 which refer to overlooking, overshadowing and privacy.

Paragraph 4.6.1 of SPG02 states that “a sense of privacy within the house and a freedom from overlooking in at least part of the garden are aspects of residential amenity” which should be protected. The previous consent allowed for the installation of a window in the northern elevation of the building which was proposed to serve a staircase however, the as built arrangement shows the installation of a high level gable window on the northern elevation which will serve a bedroom, as shown below:



Proposed Northern Elevation

Concern has been raised by local residents that the installation of the gable window will result in overlooking into the garden areas of the properties to the north of the site on South Road. The window is set 2300mm (7.5ft) above the first floor level of the building and is therefore highly unlikely to cause overlooking. Photographs of the window are provided below:



Internal Window Opening as built

The Authority does not consider that the introduction of a window in the gable of the building will result in overlooking into the properties to the north of the application site and therefore the installation of the window is considered to be acceptable.

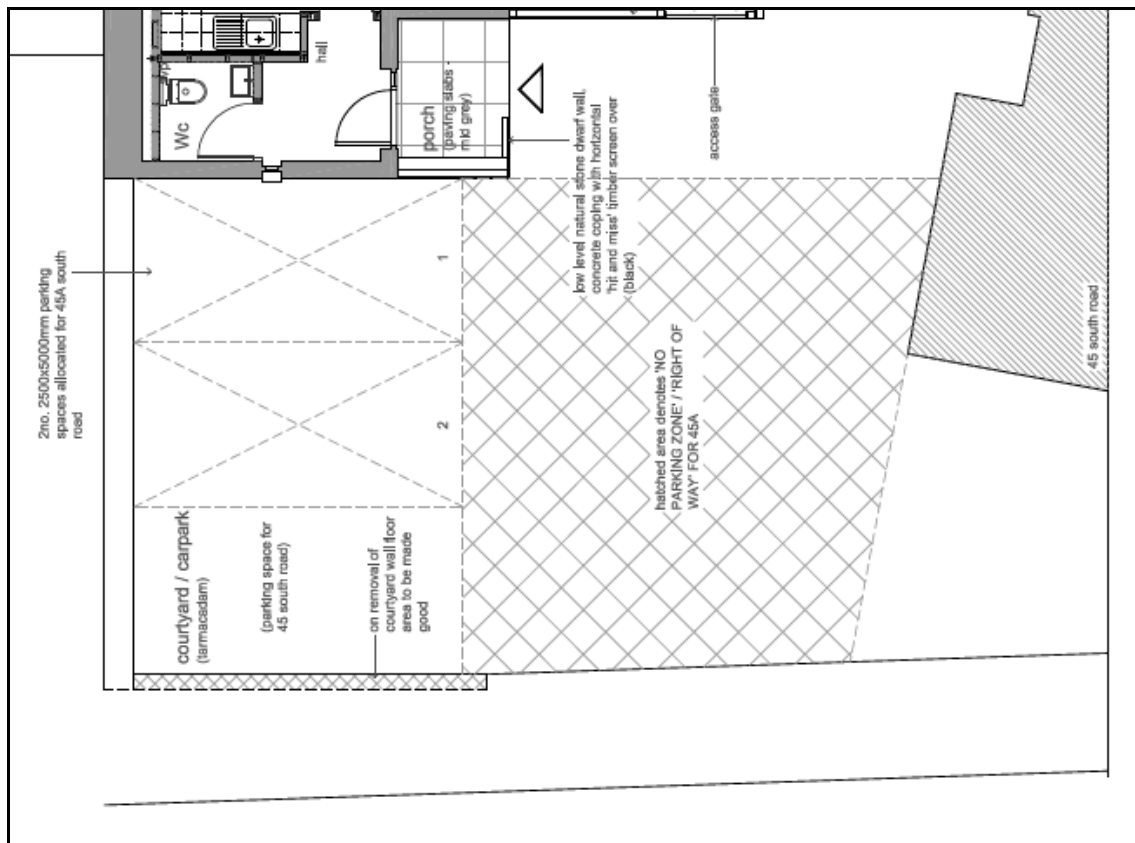
In order to satisfy Building Regulations, the applicant has been required to install escape windows in the first floor level of the building. Each window will measure 750mm in width and 800mm in height. As the windows are located on the eastern elevation and have the potential to cause overlooking into the properties known as 45 and 47 South Road, Porthcawl, it is considered necessary to impose a condition which ensures the windows are obscurely glazed. One of the letters of objection received referenced the flat roof of the extension being used as amenity space and in order to address this concern, a condition will be imposed to prevent the use of the flat roof for such a purpose.

Subject to the imposition of appropriately worded Planning conditions, it is considered that the proposed scheme will not have a significant adverse impact on the amenities of the existing neighbouring properties or the future occupiers of the residential units and the scheme therefore accords with criterion (12) of Policy SP2 of the Local Development Plan (2013) and SPG02.

HIGHWAY SAFETY AND PARKING PROVISION

Criterion (6) of Policy SP2 aims to assess the site's sustainability in terms of walking, cycling, public transport and road connections to ensure efficient access to the proposed development. By extension this is taken to include the availability of parking facilities and servicing/delivery arrangements required to ensure appropriate road connections. In this location future occupiers of the proposed development will enjoy good linkages in terms of walking and public transport to the town centre and public transport hubs. The site is therefore considered to be sustainably located and will result in instances of on-street parking being reduced, satisfying the guidance contained within Policy SP2 of the Local Development Plan (2013).

In general terms Supplementary Planning Guidance note 17 Parking Standards (SPG17) suggests that for residential development, provision of one parking space per bedroom is appropriate to a maximum of three spaces per dwelling. As per the Planning consent granted under Planning permission reference P/20/894/FUL, the annex/outbuilding comprises two bedrooms and generates a requirement for two off-street car parking spaces. The submitted proposal indicates the provision of two spaces to the front/south of the residential unit, accessed off Arlington Road, as shown below:



Proposed Off-Street Car Parking Provision

In order to ensure the car parking spaces are retained in perpetuity, the Transportation Officer has requested the imposition of a Planning condition which requires the parking area to be completed in permanent materials with the individual spaces clearly demarcated prior to the development bring brought into beneficial use. Therefore, subject to the imposition of the recommended Planning conditions, the scheme is considered to be acceptable from a highway and pedestrian safety perspective and is compliant with the guidance contained within SPG17 and Policies PLA11 and SP3 of the Local Development Plan (2013).

LAND DRAINAGE

Criterion (13) of Policy SP2 of the Local Development Plan (2013) states that developments should incorporate “appropriate arrangements for the disposal of foul sewage, waste and water”.

In this case, there is minimal increase in the footprint of the development and it is therefore assumed that the proposal will not require additional connections to the public sewerage system. No objection was raised by Dwr Cymru Welsh Water or the Land Drainage Section previously and therefore, this proposal is considered to be acceptable from a drainage perspective in accord with criterion (13) of Policy SP2 of the Local Development Plan (2013).

CONCLUSION

Having regard to the above and notwithstanding the objections raised, in this case and on balance, it is considered that the changes made to the building since Planning permission was granted under P/20/894/FUL are appropriate in terms of their size, scale and prominence and do not detract from the character and appearance of the building or residential area to warrant a refusal on such grounds. In terms of residential amenity, it is considered that the development as built will not result in any form of overlooking or overbearing impact and, subject to the imposition of the recommended Planning conditions, is compliant with criterion (12) of Policy SP2 of the Local Development Plan

(2013) and SPG02. The scheme is considered to be acceptable from a highway and pedestrian safety perspective and is compliant with the guidance contained within SPG17 and Policies PLA11 and SP3 of the Local Development Plan (2013) and no concerns are raised in respect of drainage. On balance, the development is considered to be acceptable and is 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 following drawings:
 - Site Location Plan 2118-P05 received on 10 September 2021;
 - Elevations Proposed 2111-P04 received on 10 September 2021;
 - Ground and First Floor Plans Proposed 2118-P03 Rev B received on 25 October 2021.

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

2. Notwithstanding Condition 1, the external fire escape windows and flat roof serving the single storey extension, as shown on drawing numbers 2111-P04 received on 10 September 2021 and 2118-P03 Rev B received on 25 October 2021, shall be used solely for the purpose of an emergency fire escape. The roof area of the extension shall not be used as a storage area, balcony, roof garden or similar amenity area

Reason: In the interests of neighbouring residential amenities and to ensure a satisfactory form of development.

3. The external fire escape windows, as shown on drawing numbers 2111-P04 received on 10 September 2021 and 2118-P03 Rev B received on 25 October 2021, shall be fitted with obscure glazing prior to the beneficial occupation of the approved extension and retained as obscure glazed in perpetuity.

Reason: To protect the privacy and residential amenities of the neighbouring properties known as 45 and 47 South Road, Porthcawl.

4. The parking area shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and shall thereafter be retained for the purpose of parking in perpetuity.

Reason: In the interests of highway safety.

5. No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas of the site frontage on Arlington Road and South Road at any time.

Reason: In the interests of highway and pedestrian safety.

6. Construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 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 FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS *

Having regard to the above and notwithstanding the objections raised, in this case and on balance, it is considered that the changes made to the building since Planning permission was granted under P/20/894/FUL are appropriate in terms of their size, scale and prominence and do not detract from the character and appearance of the building or residential area to warrant a refusal on such grounds. In terms of residential amenity, it is not considered that the development as built results in any form of overlooking or overbearing and subject to the imposition of the recommended Planning conditions, is compliant with criterion (12) of Policy SP2 of the Local Development Plan (2013) and SPG02. The scheme is considered to be acceptable from a highway and pedestrian safety perspective and is compliant with the guidance contained within SPG17 and Policies PLA11 and SP3 of the Local Development Plan (2013) and no concerns are raised in respect of drainage. On balance, the development is considered to be acceptable and is recommended for approval.

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.

The applicant is 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 were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of 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 apparatus. 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.

Rainwater run-off shall not discharge into the highway surface-water drainage system. Failure to ensure this may result in action being taken under section 163 of the Highways Act 1980.

The applicant should be advised that any building materials delivered to the development site shall not be deposited or stored on the highway, without the express PRIOR consent of Bridgend County Borough Council as the Highway Authority.

The developer should make every effort to ensure surface water from any permanent surface drains onto adjacent porous surfaces, thereby reducing the demand on the drainage system. Alternatively, the developer may wish to explore the use of permeable materials although compacted chippings would not be considered acceptable as they are likely to be dragged onto the highway to the detriment of highway and pedestrian safety. As a result of the above, impermeable surfacing such as concrete or tarmacadam should not be considered as a first option.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background papers

None