

APPEALS

The following appeals have been received since my last report to Committee:

CODE NO.	CAS-01379-M4T9Y9 (1931)
APPLICATION NO.	T/21/54/TPO
APPELLANT	MR PAUL EVANS
SUBJECT OF APPEAL	FELL 33 TREES OF VARYING SPECIES AND PROVIDE REPLACEMENT TREES ALONG THE SOUTHERN, WESTERN AND NORTHERN SITE BOUNDARIES [AMENDED TREE REPORT RECEIVED 3-8-21 AMENDING THE NUMBER OF TREES TO FELL FROM 30 TO 33]
PROCEDURE	WRITTEN REPRESENTATIONS
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:

1. Insufficient justification has been provided for the felling of all 33 trees, which would adversely affect the biodiversity characteristics of the site and the identified Site of Importance for Nature Conservation (SINC) known as Cefn Glass Wood (Graig-y-Casnewydd), as well as the visual amenities of the wider area, contrary to the provisions of Policies ENV4, ENV5 and ENV6 of the Local Development Plan (2013) and guidance contained within Supplementary Planning Guidance 19 (Biodiversity and Development).
2. The removal of the trees will result in the loss of a visually important green backdrop in a highly visible location that makes a significant contribution to visual amenity in the area, which cannot be mitigated by the replanting scheme proposed. As such the proposal is contrary to Policy SP2 of the Local Development Plan (2013).

CODE NO.	CAS-00516-Y9X4W2 (1932)
APPLICATION NO.	P/21/497/FUL
APPELLANT	MR & MRS C CHARLES
SUBJECT OF APPEAL	TWO STOREY SIDE/REAR EXTENSION WITH JULIETTE BALCONY: 7 BRYNTIRION HILL BRYNTIRION
PROCEDURE	HOUSEHOLDER
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:

1. The proposed rear extension, by reason of its siting, scale and design, represents an unneighbourly and unacceptable form of development which has a detrimental impact on the residential amenities enjoyed by the occupiers of the neighbouring properties known as 9 & 10 Woodland Rise by way of loss of privacy. The proposal is therefore contrary to Policy SP2 of the Bridgend Local Development Plan (2013), Supplementary

Planning Guidance 02: Householder Development (2008) and advice contained within Technical Advice Note 12 - Design (2016), Planning Policy Wales (Edition 11, February 2021) and Future Wales – the National Plan 2040 (Feb 2021).

2. The proposed side extension, by reason of its siting, scale and proximity to the boundary with 9 Bryntirion Hill, would have an unreasonably overbearing impact on occupiers of the adjoining property, to the detriment of the residential amenities enjoyed by the occupiers of that property, particularly when using their private rear garden. The proposal is therefore contrary to Policy SP2 of the Bridgend Local Development Plan (2013) and advice contained within Supplementary Planning Guidance 02: Householder Development (2008).
3. The proposed development, by reason of its size and siting, will result in an unacceptable loss of on-site parking provision that will generate additional demand for on-street parking to the detriment of highway and pedestrian safety, contrary to Policy SP2 of the adopted Bridgend Local Development Plan (2013) and advice contained within Note 9 of Supplementary Planning Guidance 2: Householder Development and Supplementary Planning Guidance 17 Parking Standards (2013)

RECOMMENDATION

That the report of the Corporate Director Communities be noted.

Janine Nightingale

CORPORATE DIRECTOR COMMUNITIES

Background Papers (see application reference number)