

**REFERENCE:** P/25/306/FUL

**APPLICANT:** Mrs S Frost 18 Oak Tree Drive, Newton, Porthcawl, CF36 5BQ

**LOCATION:** 18 Oak Tree Drive, Newton, Porthcawl, CF36 5BQ

**PROPOSAL:** Two storey side extension, hip to gable to rear single storey extension roof and new front porch

**RECEIVED:** 19 May 2025

**DESCRIPTION OF PROPOSED DEVELOPMENT.**

This Application is a resubmission of a previously refused application (24/776/FUL). The previous application was for a 'Two storey rear extension and front porch.'

The previous application was refused for the following reasons:

- 1. The proposed development, by reason of its scale, design and form, would result in a development that would appear visually obtrusive and out of keeping in the street scene, failing to reflect the established character of the area, unbalancing the established pair of semi-detached properties to the detriment of the visual amenities of the area, contrary to policy SP3 of the Bridgend Replacement Local Development Plan (2018-2033) and advice contained within SPG02: Householder Development and Planning Policy Wales 12 (Feb. 2024).*
- 2. The proposed first-floor rear extension, by reason of its scale and design, would have an unreasonably overbearing impact on the neighbouring residential property, 17 Oaktree Drive, and by reason of the first-floor side elevation bedroom window would result in unreasonable overlooking to 3 Juniper Close resulting in a loss of privacy contrary to policy SP3 of the Bridgend Replacement Local Development Plan (2018-2033) and advice contained within SPG02: Householder Development and Planning Policy Wales 12 (Feb. 2024).*
- 3. Inconsistent details of the proposed front porch have been submitted which does not enable an accurate design assessment to be made by the Local Planning Authority and to demonstrate that the proposal complies with the requirements of Policy SP3 of the Bridgend Replacement Local Development Plan (2018-2033) and advice contained within Planning Policy Wales 12 (Feb. 2024).*

This revised Application seeks to address the previous reasons for refusal and proposes a two-storey side extension above a previous extension which forms a single storey element of the dwelling. The front wall of the new extension will be set black, albeit marginally behind the front wall of the host dwelling with the pitched roof matching the existing, having a ridge height slightly lower than the main ridge of the host dwelling. In terms of scale, the extension would be 2.5m wide, 7.9m in length, an eaves height of 4.7m and ridge height of 7.1m.

Additionally, a front porch is proposed with a lean-to roof reaching a maximum height of 3.2m, a depth of 2m and width of 3.1m, and will incorporate a rooflight and central pedestrian access door. Finally, a hip-gable conversion of the existing ground floor rear extension is proposed.

Additional window openings with a vertical emphasis will be created on the ground and first floors to serve a kitchen/dining area and bathrooms. To the rear would be a ground floor patio door and first floor bedroom window. An existing first floor side elevation bathroom window is to be removed and not replaced within the design.

The proposed materials of construction are listed as follows:

- White rendered elevational finish

- The tiles for the existing dwelling and additional roofscape are proposed to be changed to black.
- Black/ Grey Porch door

**Figure 1 – plans**

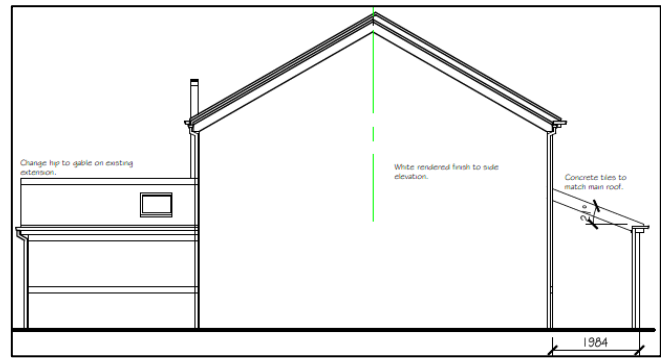
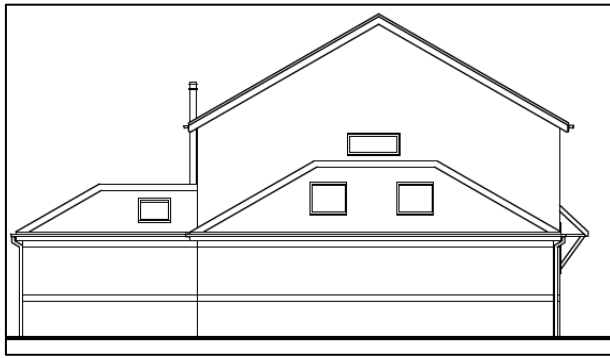
*1a/b: Existing and Proposed Front Elevation*



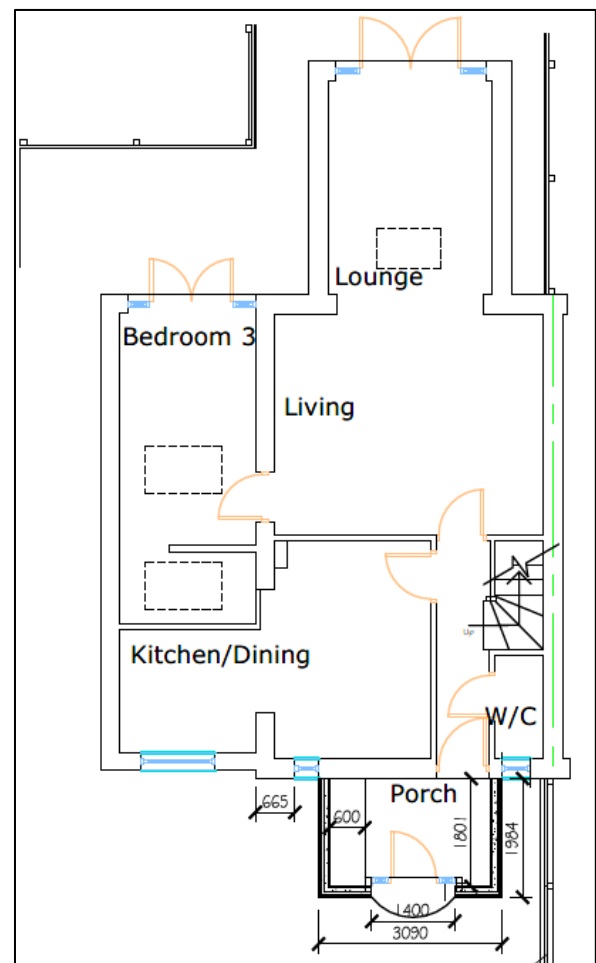
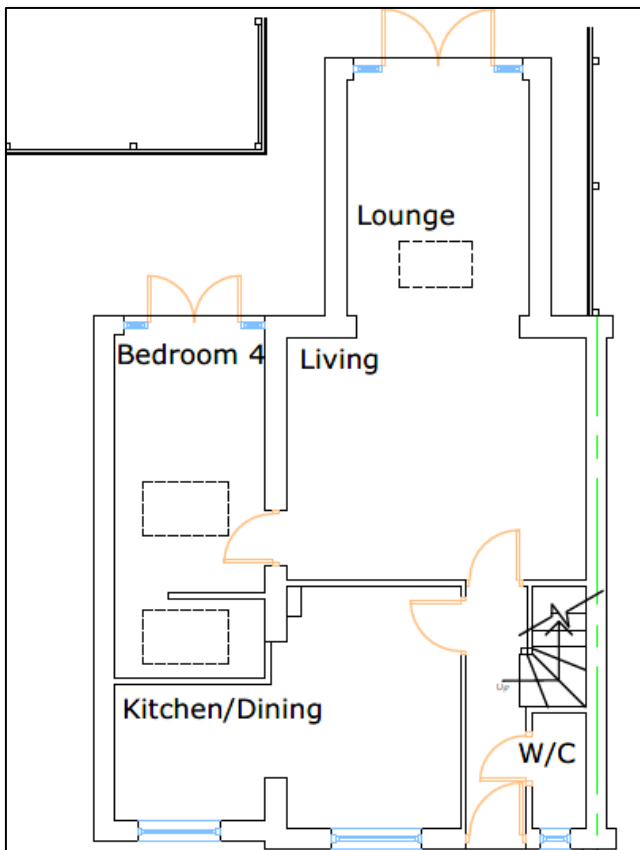
*1c/d: Existing and Proposed Rear Elevation*



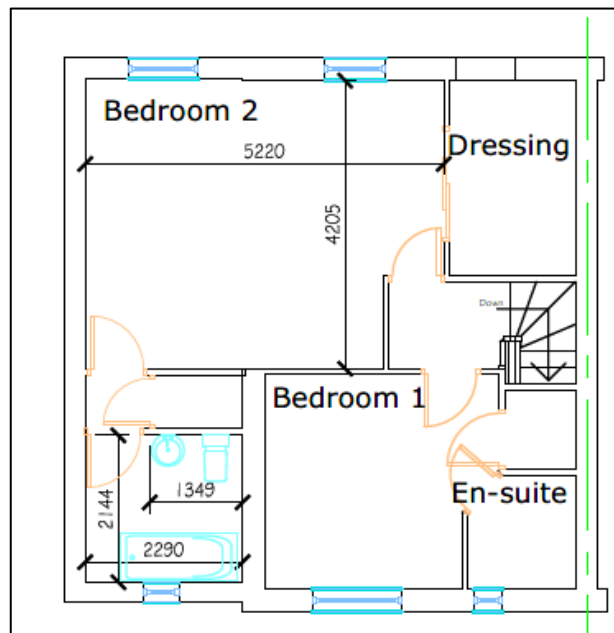
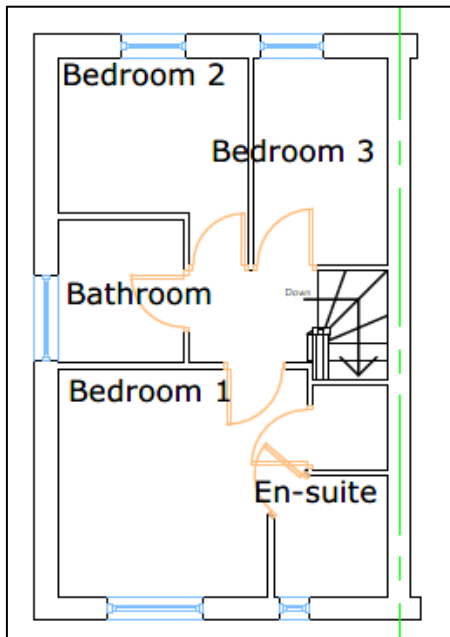
1e/f: Existing and Proposed Side Elevation



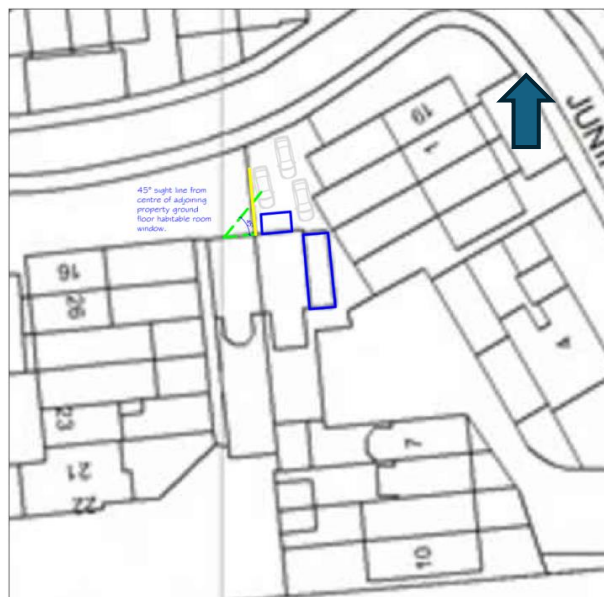
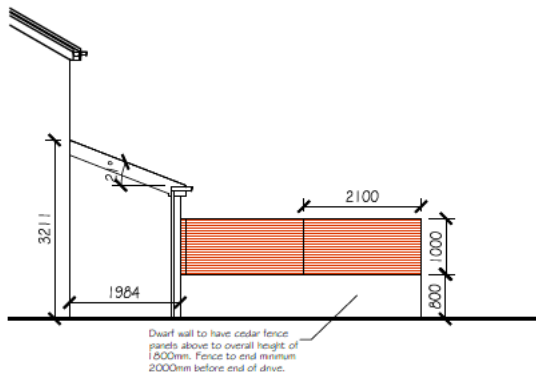
1g/h: Existing and Proposed Ground Floor



## 1i/j: Existing and Proposed First Floor



## 1k: Proposed Driveway Section and Block Plan



## SITE DESCRIPTION

The Application site is situated within the Main Settlement of Porthcawl, as defined by Policy SF1 of the adopted Replacement Local Development Plan (2018-2033). The site comprises a two-storey semi-detached property attached on its west elevation, situated within a large estate. The site itself is a modest property with associated irregular flat amenity space that has been modified previously with a side and rear ground floor extension, with a large front driveway abutting the street.

The area is densely built up, with 4no rear gardens abutting the east curtilage boundary of the site, with 1no. property abutting the rear boundary. There is a car park for residents adjacent to the southeast corner which does provide some break to the building line. Further west, adjacent to the attached property is a similar relationship with a perpendicular row of houses.

The street-scene consists of dwellings built within the same estate of similar general design, although there are variations in terms of overall scale, type and material finishes.

**Figure 2 – Site Location Plan**



**Figure 3 - photos**

*3a/b: Front and Rear Elevation*





*3c/d: Front elevation view near Juniper Close and perspective Front elevation view*



*3e/f: View above boundary treatment and street-scene*



*3g/h: Courtyard view and View from garden across towards Juniper Close*





## RELEVANT HISTORY

**P/03/24/FUL:** Single Storey Side and Rear Extensions - Granted (no conditions) 17 February 2003

**P/24/776/FUL:** Two storey rear extension and front porch - Refusal 24 February 2025

## PUBLICITY

Neighbours have been notified of the receipt of the Application.

The period allowed for response to consultations/publicity expired on 23<sup>rd</sup> June 2025.

## CONSULTATION RESPONSES

Highways Officer: No objection, subject to conditions relating to parking provision.

## REPRESENTATIONS RECEIVED

Three letters of objection and three letters of support have been received.

In summary, the letters of support are as follows:

- The Application is coherent within the character and appearance of the area and will not impact the amenity of residents.
- A hipped roof porch design is more appropriate.

In summary, the letters of objection are as follows:

### *Material Considerations*

- Visual Amenity: Impact on the character and appearance of the area and wider street-scene. Specifically, issues relating to materials and unbalancing the semi-detached dwellings are noted, as well as the increased bulk and massing of the site. Additionally, the proposed wall is not common within the estate.
- Residential Amenity: Loss of privacy and overlooking, loss of and domination of outlook, increased overshadowing. Specifically, issues regarding the side elevation materials, side elevation fenestration, window placements and feeling of gloomy gardens are noted.
- Lack of parking provision due to the porch installation.

#### Other matters

- Loss of sky view
- Rendered finishes deteriorate over time compared to brickwork.
- There is a covenant on land allowing access to Juniper Close which may impact the Applicants during the construction phase.

### **COMMENTS ON REPRESENTATIONS RECEIVED**

The material considerations such as visual and residential amenity, and Highway safety will be addressed in the appraisal section of the report.

#### *Other matters*

- a. Loss of a view is not considered a material consideration. The loss of outlook will be addressed in the residential amenity section of the report.
- b. The Applicant has the right to propose a specific material for finish. Rendered finish is a common material used in construction.
- c. Any covenant or restriction relating to land is outside of the remit of the planning system and is a civil matter.

### **PLANNING POLICY**

#### **National Planning Policy and Guidance**

National planning guidance in the form of Future Wales – the National Plan 2040 (February 2021) and Planning Policy Wales (Edition 12, February 2024) (**PPW**) are of relevance to the determination of this Application.

Paragraph 1.30 of PPW 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.”*

*“All development decisions...should seek to contribute towards the making of sustainable places and improved well-being.”* (Paragraph 2.2 of PPW refers) Para 2.3 states *“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.”*

*At Para 2.7, it states “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.”*

PPW states at paragraphs 2.22 and 2.23 that the Planning system should *“ensure that a post-Covid world has people’s well-being at its heart”* and that Planners play a *“pivotal role...in shaping our society for the future, prioritising placemaking, decarbonisation and well-being.”*

#### **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 5 – Nature Conservation and Planning (2009).
- Technical Advice Note 12 - Design (2016)
- Technical Advice Note 18 – Transport (2007).

#### **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.

### **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.

### **Local Policies**

The Development Plan for the area comprises of the Bridgend Replacement Local Development Plan 2018-2033 which was formally adopted by the Council in March 2024, and within which the following policies are of relevance:

#### **Strategic Policy**

- Policy SP1: Regeneration and Sustainable Growth Strategy
- Policy SP3: Good Design and Sustainable Placemaking
- Policy SP4: Mitigating the Impact of Climate Change
- Policy SP5: Sustainable Transport and Accessibility
- Policy SP17: Conservation and Enhancement of the Natural Environment

#### **Topic Based Policy**

- Policy SF1: Settlement Hierarchy and Urban Management
- Policy PLA11: Parking Standards
- Policy DNP6: Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP7: Trees, Hedgerows and Development
- Policy DNP8: Green Infrastructure.

#### **Supplementary Planning Guidance (SPG)**

- SPG02 - Householder Development
- SPG17 - Parking Standards
- SPG19 - Biodiversity

### **APPRAISAL**

The Application is referred to the Development Control Committee on the basis that three separate objections raising material planning considerations have been lodged.

Having regard to the above, the main issues to consider in this Application relate to the principle of development, the amenities of neighbouring residents, the impact upon the character and appearance of the area, biodiversity and highway/pedestrian safety.

### **Principle Of Development**

The site is located within the Main Settlement of Porthcawl as defined by **Policy SF1**

Settlement Hierarchy and Urban Management of the Bridgend Replacement Local Development Plan (RLDP) adopted in 2024. Policy SF1 states that Development will be permitted within settlement boundaries at a scale commensurate with the role and function of the settlement.

**Policy SP3** Good Design and Sustainable Place Making of the RLDP states that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment

On balance, it is considered that in principle, subject to satisfying the requirements of RLDP Policy SP3, the proposed development is acceptable and accords with the Bridgend Replacement Local Development Plan (2024).

### **Visual Impact**

Policy SP3 of the adopted Bridgend Replacement Local Development Plan 2024 highlights all development should contribute to creating high quality, attractive, sustainable places by, amongst others:

- Demonstrating alignment with the principles of Good Design
- Have a design of the highest quality possible, whilst respecting and enhancing local distinctiveness and landscape character;
- Being appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;

The following notes from the Householder SPG02 are of relevance:

*NOTE 11 The form, materials, and details of extensions and alterations should match or harmonise with those of the existing house.*

*NOTE 12 An extension should be in scale with the existing dwelling.*

*NOTE 17: A side extension to a semi-detached property should respect the original symmetry of the pair of buildings*

*NOTE 18 Front extensions that come forward of a definable building line, including porches, should be designed to the highest standard in recognition of their prominence in the street scene*

In the submission of the amended scheme, the rear extension has been omitted and replaced with by a first-floor extension over an existing ground floor element, whilst the porch roof-type has been amended from a pitched to a lean-to style more similar in proportions to the existing canopy.

The semi-detached dwellings are currently unbalanced due to the existing ground floor side extension on the host property. Whilst the proposal would provide an additional divergence between the dwellings, the side extension with the marginal elevational set back and set down roof is subservient to the host dwelling.

Incorporating a matching roof pitch over the porch reduces its dominating impact when compared to the previous scheme. The alteration of the porch roof-type to a lean to is welcomed and is more in keeping with the character and appearance of the area, whilst the window placements and fenestration is appropriate. There would be no significant impact

upon the visual amenity of the nearby dunes, given the built-up nature of the estate. Finally, the proposed boundary treatment is domestic in design, set back from the curtilage boundary and broken up by the brickwork and timber panels of a scale considered acceptable.

In relation to the proposed finishes, there would be a significant alteration to the existing palette. Although black roof tiles are considered appropriate, the use of white render would be at odds with the coherent finishes of properties within the wider vicinity including the attached property. Given the property's prominence in the street-scene a condition will be imposed that seeks to amend and control the proposed finishes. The side elevation of the two-storey extension is less of a concern owing to the general built-up nature and lack of prominence within the street-scene. The use of render on these aspects is therefore considered acceptable. When viewed as a whole, the side extension and porch are appropriately designed and, on balance, would not be detrimental to the visual amenity of the area.

In relation to the hip-gable roof amendment on the existing rear extension, there would be no discernible change to the overall impact on visual amenity of the area and is acceptable.

Overall, the amended scheme addresses the previous concerns raised and is considered to be acceptable in terms of its size, scale and design in accordance with criterion (b) of Policy SP3 of the Bridgend Replacement Local Development Plan (2024) and Supplementary Planning Guidance 02 – Householder Development. As such it is considered that the proposed development would not have any unacceptable impact in relating to visual amenity

### **Residential Amenity**

Planning Policy Wales (Edition 12, February 2024) 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 (k) of Policy SP3 of the Bridgend Replacement Local Development Plan (2024) seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected and, in addition, seeks to ensure that an appropriate level of amenity is afforded to future occupiers of a development.

### **Overbearing and overshadowing impact**

In terms of overbearing and overshadowing impact, Note 1 of Supplementary Planning Guidance 02: Householder Development (SPG02) states that *“No extension should unreasonably dominate the outlook of an adjoining property.”* Further to this, Note 2 states *“No extension should unreasonably overshadow adjoining property.”* Paragraph 4.2.1 of Note 2 continues *“A poorly-designed extension can reduce daylight and sunlight to an unreasonable extent. Neighbouring houses and their gardens can be made gloomy and unattractive in worst cases rights to light may be infringed.”*

Paragraph 4.12 states: *“Unreasonable domination is an issue only where a main window to a habitable room in an adjacent dwelling will directly overlook a proposed extension. In addition, for unreasonable domination to be demonstrable, the extension must be either: (a) higher than a line, perpendicular to the window wall, rising at 25 degrees to the horizontal from the mid-point of the affected windows, or (b) closer than 10.5 metres to the window.”*

Paragraph 4.1.1 of Note 1 also states:

*“Whether or not a proposed extension will be compatible with the residential amenity of neighbouring property will usually need to be assessed on the merits of the individual*

*proposal. Factors to be taken into account include: (a) the shape and size of the extension; (b) its distance from, and alignment with, overlooking windows; (c) whether the site is higher or lower than the neighbouring house.”*

With regards to overshadowing, it is acknowledged the two-storey side extension will increase the level of overshadowing to the dwellings on Juniper Close to a degree, although there is some degree of overshadowing created by the host dwelling. However, the extension will not protrude past any existing front or rear wall or have a higher ridge height than the host dwelling. The 25-degree rule is of consideration and, due to angle and relationship of the site to Juniper Close, the proposed extension would be 11.5m away from the closest dwelling at the ridge, 10.5m at the front elevation corner and 13.5m at the rear corner. The ridge of the extension would intersect the 25-degree line but would be more than 10.5m away in distance from any habitable room.

Given the separation distances quoted above, the orientation of the respective properties and the levels of overshadowing from the existing dwelling, the impact of the new extension on the light and outlook should not be so significant as to detrimentally affect the living conditions of the neighbours. On balance, the development is considered acceptable. With regards to the garden areas, there is a clear level of overshadowing within Juniper Close which the proposed development would not increase significantly and is acceptable in this regard.

With regards to any overbearing impact and loss of outlook the 25-rule is also of consideration and, as above, the minimum distance of 10.5m to the nearest dwelling is considered acceptable and owing to the shape and siting of the side extension and flat ground level it is considered that it will not dominate the outlook of neighbours. Objectors specifically cited that the proposed external render finish would impact the outlook when compared to the existing brickwork. Whilst this is acknowledged, given the minimum distance of 10.5m is generally considered acceptable the external finish is not a significant concern to the residential amenity of neighbouring dwellings.

#### Overlooking/loss of privacy

In terms of overlooking and loss of privacy, SPG02 refers at Note 6 to ‘privacy’ and states that *“extensions and outbuildings should respect the privacy of neighbouring houses.”*

The proposed extension would allow for an additional first floor front bathroom window and rear first floor bedroom window. The proposed bathroom window would potentially allow for an increased level of overlooking to the rear garden of 1 Juniper Close. As this window does not serve a habitable room, a suitably worded condition requiring the use of obscure glazing will be imposed. Compliance with the condition should suitably reduce any potentially disruptive overlooking. The rear bedroom window would not have any increased overlooking opportunities to any nearby dwelling, given the nearby parking courtyard and existing level of overlooking within the vicinity from the existing rear bedroom windows.

#### Residential Amenity of Occupiers

Note 8 of SPG02 states *“Any extension should leave an adequate garden area for private use around the house.”*

As the proposed extension would be built upon an existing ground floor element, it is considered that the development would leave sufficient garden area for private amenity space for use by the occupiers of the extended property.

Accordingly, the proposal complies with criterion (k) of Policy SP3 of the Bridgend Replacement Local Development Plan (2024), and guidance contained within



Supplementary Planning Guidance Note 02 Householder Development which relates specifically to residential amenity.

### **Highway Safety**

Policy PLA11 of the adopted Bridgend Replacement Local Development Plan (2024), stipulates that all development must be served by appropriate levels of parking in accordance with the adopted SPG on parking standards. Consideration must be given to electric and Ultra Low Emission Vehicles.

Note 9 of SPG02 states that *“off-street parking should be available to meet the County Borough Council’s guidelines for a dwelling of the size after extension”* and stipulates that the parking requirement for houses equates to 1 space per bedroom up to a maximum of 3 spaces. Each space must be 4.8m x 2.6m to accommodate a car parking space unless it is within a garage.

The Highways Officer has been consulted on the Application. The comments are below:

*We have considered the above application and note that the proposed porch will project into the existing parking area. Currently the property benefits from 3 parking spaces and due to its location close to a junction the property must retain 3 parking spaces as part of this proposal.*

*Whilst the block plan shows 3 off-street parking spaces, neither the spaces nor the proposed porch is to scale. However, the Highway Authority have scaled from the elevations plans which evidence that 3 off-street parking spaces can be achieved on the site. Due to the site now reaching its capacity with regards to off-street parking I have added the conditions below to ensure that no further parking area is taken up by development.*

*As a result of the above the Highway Authority offer ‘No Objection subject to conditions.’*

Therefore, the inclusion of the porch and boundary treatment is considered to be acceptable in relation to parking provision and highway safety. As such, the proposed development is considered to be compliant with the Note 9 of SPG02 and Policy SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024) and is acceptable from a highway and pedestrian safety perspective.

### **Biodiversity**

In assessing a planning application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Section 6.4.4: *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* It further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

Policy SP3 of the adopted Bridgend Replacement Local Development Plan (2024) requires development to safeguard and enhance biodiversity and promote integrated multi-functional green infrastructure networks.

Policy DNP6 states *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created wherever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”*

Policy DNP7 states *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”*. Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi functionality of the green infrastructure network.

In this case the proposed site is located within settlements and forms a dwelling within a residential curtilage with limited biodiversity value. In this case a bird box would be considered sufficient to enhance biodiversity at the site given the limited value. A condition can be imposed to ensure this is implemented. A note can also be attached advising the Applicant of ways that they could enhance biodiversity at this location. As such the proposal is acceptable in terms of Biodiversity.

## **CONCLUSION**

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024).

Whilst it is acknowledged that there would be a change to the visual appearance of the area and some limited impact on the residential amenities of residents along Juniper Close, on balance, it is considered that the proposal would not significantly impact the visual and residential amenity of the area and is acceptable in terms of biodiversity and highway safety.

Accordingly, the proposed development is in accordance with Policies SP1, SP3, SP4, SP5, SP17, SF1, PLA11, DNP6, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## **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:  
18OTD/24/02B: Proposed Plans and Elevations

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

2. Notwithstanding the submitted plans, the external materials on the ground floor front elevation wall shall match those used in the existing building and shall be retained as such thereafter.

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 in accordance with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

3. Notwithstanding the details submitted, prior to the first beneficial use of the extension hereby approved, the window on the first-floor front elevation, serving the bathroom shall be fitted with obscured glazing to a minimum of level 5 on the Pilkington index of obscurity, and any part of the window/s that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained as such thereafter.

Reason: In the interest of the amenities of the adjoining property, and to ensure the development complies with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

4. Prior to the first beneficial use of the extension hereby permitted, an artificial nesting site for birds shall be erected on the dwelling to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason: In the interest of enhancing biodiversity and to accord with Policy SP3 and DPN6 of the Bridgend Replacement Local Development Plan (2024).

5. The parking area shall remain in permanent materials (loose gravel is not acceptable) in accordance with the approved layout prior to the development being brought into beneficial use and retained for the purpose of parking in perpetuity.

Reason: In the interest of visual amenity, highway safety and to ensure the development complies with Policy SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

6. 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 at any time.

Reason: In the interests of highway safety in accordance with Policy SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

7. \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024).

Whilst it is acknowledged that there would be a change to the visual appearance of the area and an element of impact on the residential amenity to the residents of Juniper Close, on balance, it is considered that the proposal would not significantly impact the visual and residential amenity of the area, and is acceptable in terms of biodiversity and highway safety.

Accordingly, the proposed development is in accordance with Policies SP1, SP3, SP4, SP5, SP17, SF1, PLA11, DNP6, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

a) Biodiversity Note

With respect to biodiversity, the applicant is referred to Section B1: Biodiversity Design Guidance Sheet: Bats and Development when undertaking building demolition or works that will impact on a roof space which due to its nature creates a potential risk to bats. In particular you are referred to section 8.0 Bat Warning (pp 47) which provides good practice guidelines to be followed by all applicants whose development involves any risk to bats.

The applicant is advised to incorporate bird and/or bat boxes into the development which would provide summer roosting opportunities for birds/bats and would contribute to the environmental sustainability of the development. Further information can be found on page 46 section 7.0 of the above SPG. Incorporation biodiversity enhancements will help contribute to the environmental sustainability of the development. Such enhancements will demonstrate Local Authority compliance with Section 6 of the Environment (Wales) Act 2016 that places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'.

b) Bat informative

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales must be contacted.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work shall cease and NRW should be contacted immediately.



Where bats or their roosts are present, no works of site clearance, demolition or construction shall take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation.

NRW can be contacted at:-

Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

Studio 15, Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SA8 4BG, 0345 1300 228

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None