

**REFERENCE:** P/25/735/RES

**APPLICANT:** Mr and Mrs R Bluett Bramble View, Heol Gam, Bridgend, CF31 3EU

**LOCATION:** Land Rear of 95 Merthyr Mawr Road Bridgend CF31 3EU

**PROPOSAL:** Detached Dwelling - Application for reserved matters approval (Access, Appearance, Landscape, Layout, Scale) in respect of Application Ref P/24/541/OUT

**RECEIVED:** 3 December 2025

### DESCRIPTION OF PROPOSED DEVELOPMENT

This Application comprises a Reserved Matters submission for the erection of a single detached dwelling and approval of the details in respect of access, appearance, landscaping, layout and scale on a site at the rear of No. 95 Merthyr Mawr Road, Bridgend.

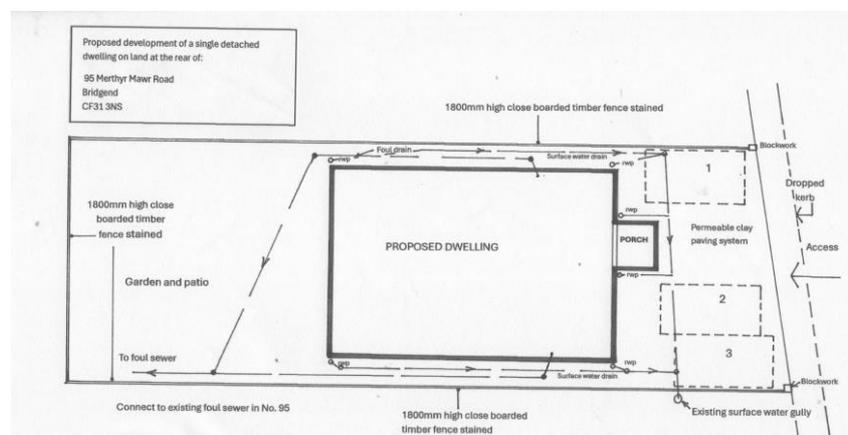
Outline Planning Permission was granted under planning reference P/24/541/OUT for a "Detached Dwelling" at the rear of No. 95 Merthyr Mawr Road. All matters at that time were reserved for future approval.

Conditions imposed upon P/24/541/OUT require adherence to the approved plans and development brief together with the provision of details to discharge pre-commencement conditions on materials (condition 2), boundary treatment (condition 3), biodiversity enhancement scheme (condition 4), drainage scheme (condition 5), and a Construction Method Statement (condition 10). Other conditions cover issues such as unforeseen contamination, parking area formation and visibility protection on the highway boundary.

Condition 11 of P/24/541/OUT removed Permitted Development rights for the erection of any other buildings on the site.

The Outline Permission approved and included indicative drawings/layouts and supporting information that specify the parameter range of dimensions for the proposal as:

- Length: 14.5 – 15.5m
- Width: 9.5 – 10m
- Eaves height: 4.8 – 5.5m
- Ridge height: 8.25 – 8.75m



**Fig. 1 - APPROVED BLOCK PLAN**

As the original Block Plan (Fig. 1) submitted with the Outline Application provided no context for the location of the proposed dwelling, further information was requested. The

agent subsequently provided an Ordnance Survey plan (Fig. 2) which confirmed the location of the proposal in relation to the adjoining dwelling, Talerddig, and clarified that the rear 4m extent of the dwelling would be single storey in nature.



**Fig. 2 - APPROVED LOCATION PLAN**



**Fig. 3 - DRAWINGS SUBMITTED WITH P/24/541/OUT SHOWING DAYLIGHT PROTECTION ZONE**

The approved details indicated a development that would retain use of the existing vehicle crossover to Heol Gam. A private garden amenity space would be provided at the rear of the dwelling and the plot enclosed by a 1.8m high close boarded timber fence. Car parking for 3 vehicles was also proposed.

## **BACKGROUND**

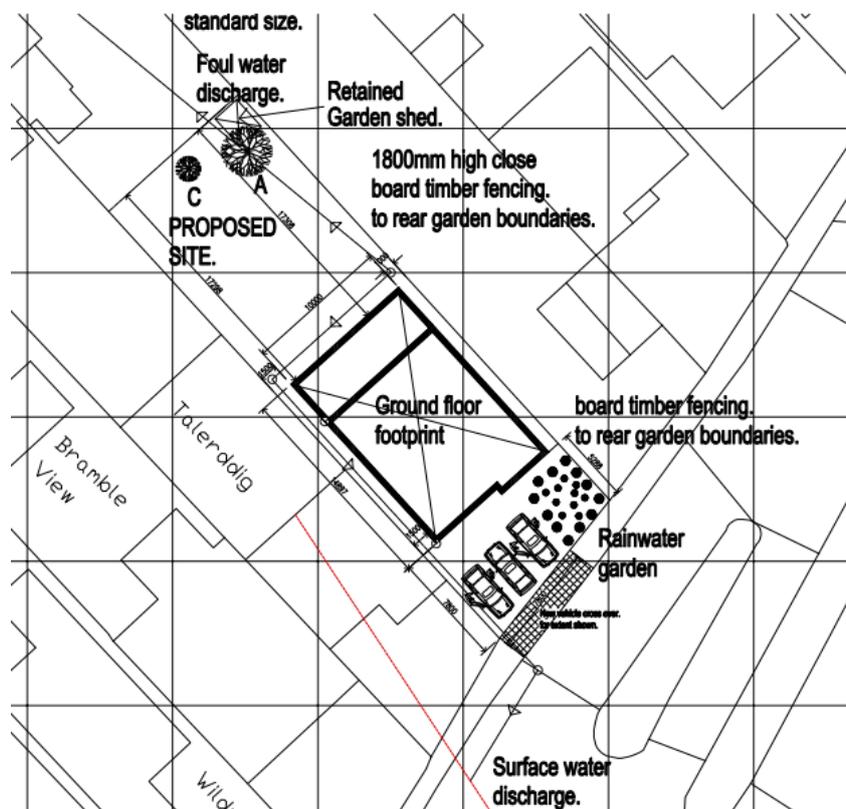
This Application has been submitted following the recent refusal of P/25/189/RES, a reserved matters application for a detached dwelling (which sought Reserved matters approval for Access, Appearance, Landscape, Layout & Scale and Land Drainage in respect of P/25/541/OUT).

The application P/25/189/RES was refused on the following grounds:

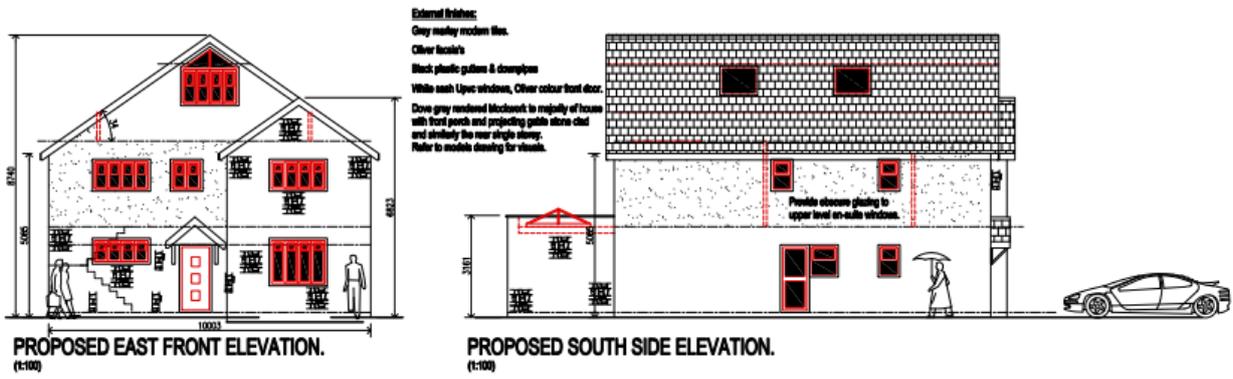
1. *The Application is accompanied by inaccurate, inconsistent and conflicting plans which make it impossible to make an informed and definitive evaluation and assessment of the proposed development. Furthermore, as the proposal extends beyond the permitted parameters of the Outline consent P/24/541/OUT, and as such a Reserved Matters decision cannot be granted.*

2. *The proposed development, by reason of its layout, scale and appearance would have a significantly detrimental impact on the character and appearance of the surrounding area, contrary to Policy SP3 of the Bridgend Replacement Local Development Plan (2024), Supplementary Planning Guidance 02 Householder Development (2008), and advice contained within Planning Policy Wales, (Edition 12, 2024) and Technical Advice Note 12: Design (2016).*
3. *The proposed development, by reason of its location, form, scale and height and positioning of some glazing, would result in significantly harmful impacts and loss of residential amenity through its dominance and overbearing nature, impact on privacy and overshadowing effect on adjoining neighbouring residents. The development would be contrary to Policy SP3 of the Bridgend Replacement Local Development Plan (2024) and advice contained within Supplementary Planning Guidance Note 02 Householder Development and Planning Policy Wales (Edition 12, February 2024).*
4. *The proposed development fails to provide sufficient on-site vehicle and cycle parking provision for the proposed dwelling and would result in highway and pedestrian safety conflicts, contrary to Policies SP5 and PLA11 of the Bridgend Replacement Local Development Plan (2024), Note 9 of Supplementary Planning Guidance Note 02: Householder Development and Supplementary Planning Guidance Note 17: Parking Standards.*

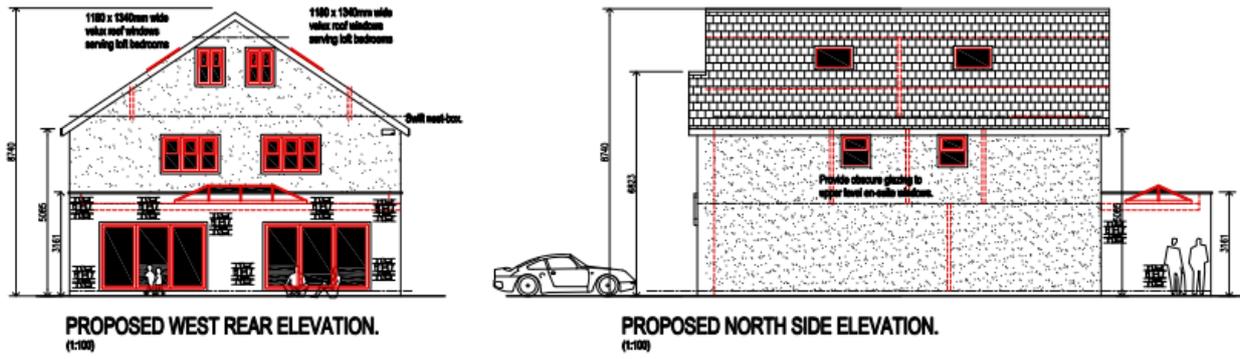
This revised Application for Reserved matters seeks to overcome the above listed reasons for refusal by the dimensions of the proposed dwelling being amended, along with a number of design alterations including changes to the materials of construction. Further amendments have been proposed to be made to the development and the proposed car parking provision. The proposed plan and elevations are illustrated below (Fig.4).



**Fig. 4 - PROPOSED BLOCK PLAN**



**Fig. 5 - PROPOSED FRONT AND SIDE ELEVATIONS**



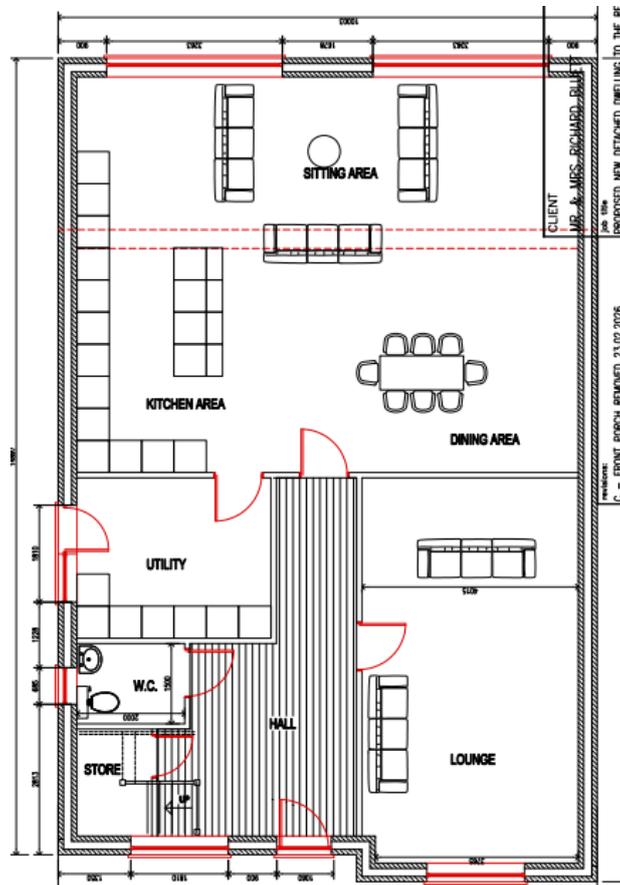
**Fig. 6 - PROPOSED REAR AND SIDE ELEVATIONS**



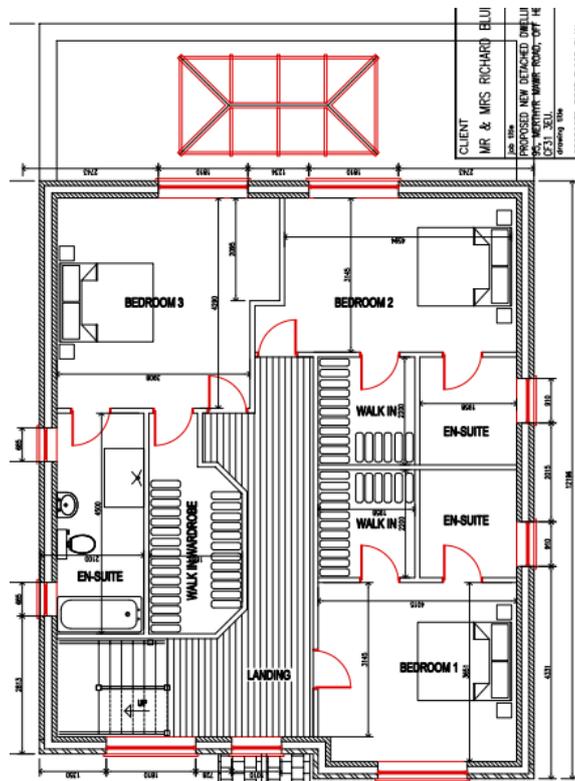
**Fig. 7 - PROPOSED FRONT ELEVATION IMAGE**



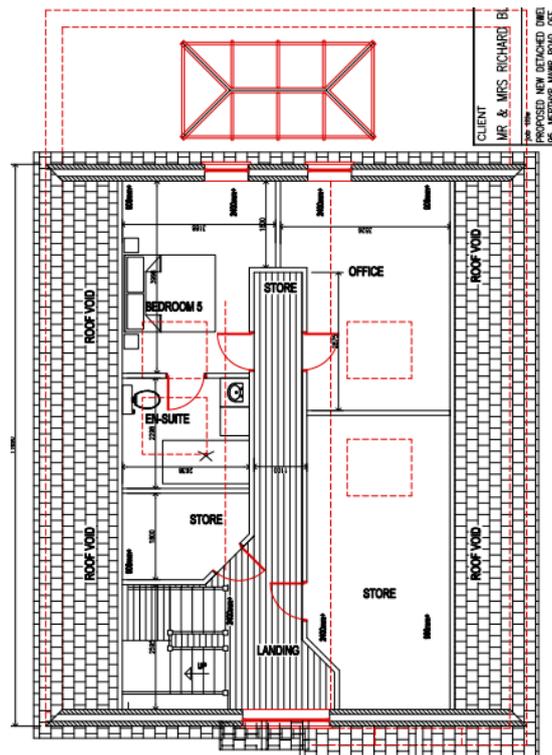
**Fig. 8 - PROPOSED REAR ELEVATION IMAGE**



**Fig. 9 - PROPOSED GROUND FLOOR**

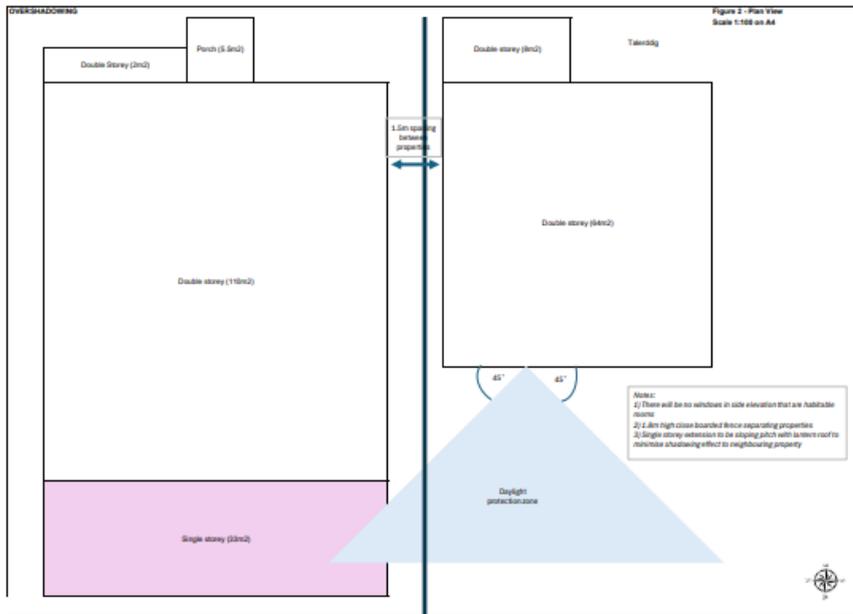


**Fig. 10 - PROPOSED FIRST FLOOR PLAN**

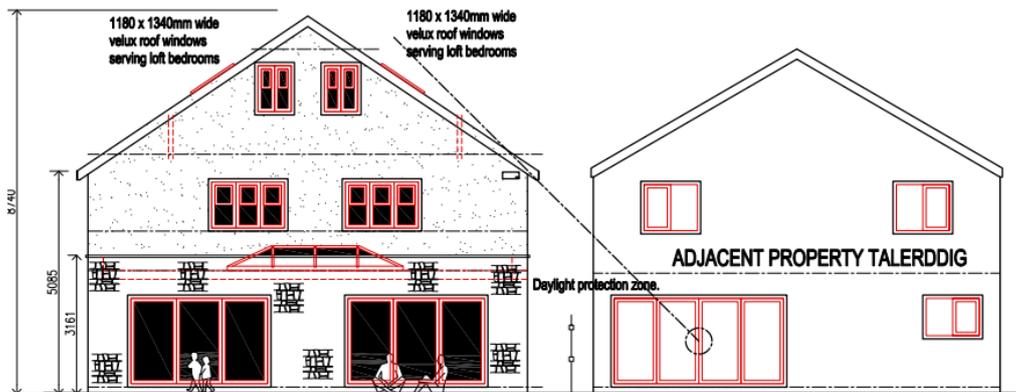


**Fig. 11 - PROPOSED LOFT PLAN**

The Application has also been accompanied by drawings that consider the scale and siting of the proposed dwelling with reference to the Council’s Daylight Protection Zone which is found in Supplementary Planning Guidance 02. Extracts from the Applicant’s submission are re-produced below:



**Fig. 12 - DAYLIGHT PROTECTION – PLAN**



**Fig. 13 - DAYLIGHT PROTECTION - ELEVATION**

The Application for Reserved Matters was supported by a Planning Statement, Construction Method Statement and Green Infrastructure Statement. It should be noted that further details will need to be submitted to discharge pre-commencement condition 5 (drainage scheme).

To aid a full understanding of the proposal and its impact on neighbours, the Applicant was previously invited to peg out the location of the proposed dwelling. This was undertaken on 06/09/2025.



**Fig. 14 - PHOTOGRAPH APPENDED TO APPLICATION SHOWING SITE TO THE LEFT AND TALERDDIG TO THE RIGHT**

### **SITE DESCRIPTION**

The Application site is situated within the Primary Key Settlement of Bridgend as defined by **Policy SF1** of the Bridgend Replacement Local Development Plan (2024).

It is located on the southeastern side of Merthyr Mawr Road within the large garden area of 95 Merthyr Mawr Road. The plot has highway frontage to Heol Gam.



**Fig. 15 - LOCATION PLAN**



**Fig. 16 - VIEW OF APPLICATION SITE WITH TALERDDIG TO THE LEFT**



**Fig. 17 - VIEW OF APPLICATION SITE WITH GARAGES OF NO. 93 MERTHYR MAWR ROAD TO THE RIGHT**



**Fig. 18 - APPLICATION SITE VIEWED FROM HEOL GAM**

Several other dwellings have been erected on Heol Gam within the rear garden areas of properties on Merthyr Mawr Road. The adjoining property to the north-east of the Application property (No. 93 Merthyr Mawr Road) contains its original house on its Merthyr Mawr Road frontage and a detached double garage (blue doors) at the rear with vehicle access to Heol Gam.

The property to the south-west contains the recently constructed Talerddig, a two-storey dwelling of modern appearance. It contains vehicle parking forward of the house and a private amenity space to the rear.

The proposal site is located at the southernmost cul-de-sac end of Heol Gam. This road provides both vehicle and pedestrian access to Brynteg Comprehensive School. The cul-de-sac area is used by parents and caregivers to drop off and pick up school children.

### **RELEVANT HISTORY**

**P/25/189/RES** - Detached dwelling (Reserved matters approval for Access, Appearance, Landscape, Layout & Scale and Land Drainage) in respect of P/2/541/OUT. Refused 29/09/2025

**P/24/541/OUT** - Detached dwelling. Granted 14/02/2025

**P/19/508/FUL** - Rear two storey extension for larger kitchen, wc and larger bedroom with ensuite above, new wc to front. Withdrawn.

**P/07/1320/FUL** - Rear two storey extension for kitchen & ancillary rooms, bedroom & bathroom and front porch and cloakroom. Approved 09/01/2008.

### **PUBLICITY**

Neighbours were notified of the receipt of the Application. The initial period allowed for response to consultations/publicity expired on 02/01/2026.

Following the receipt of a more detailed site plan and photos, the Application has been the subject of a re-consultation exercise. The date for comments expired on 02/02/2026.

The Case Officer raised queries regarding the proposed car parking arrangement at the front of the property and whether the car spaces would comply with the Council's parking requirements. In response, the Applicant has submitted amended site and dwelling plans, and a further re-consultation exercise has been undertaken with a closing date for representations of 12/03/2026.

### **CONSULTATION RESPONSES**

**Dwr Cymru Welsh Water** – *'We have no objection to the Application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent Applications to vary the conditions thereon.'*

*We draw the Applicant's attention to the planning conditions imposed on outline consent P/24/541/OUT, specifically condition 5, which requires further information in regard to foul, roof, yard and highway run off management and of their responsibility to discharge this condition prior to the commencement of development on site.'*

**Highway Authority** – *'It is noted that this Application follows the granting of outline consent under planning ref P/24/541/OUT.'*

*The proposed dwelling which is the subject of this Application is a 6-bedroom unit which will need to provide for 3 parking spaces. It is noted that the revised plan has removed the porch element from the dwelling and as such the parking arrangement shown on the site layout is broadly acceptable. Unfortunately, the requisite pedestrian visions splays are not shown. This will either require the Western boundary fence with the adjoining dwelling to be reduced in height or the driveway relocated in an Easterly direction by 1m. Neither is the extent of any permanent surfacing shown. Thus, a scheme condition has been*

*included below.*

*Notwithstanding the above secure cycle storage for 6 bicycles will need to be provided for this property. Whilst the plan references retention of an existing shed no detailed dimensions is given and as such it is not possible to determine if the required number of cycles can be accommodated. However, a condition requiring a scheme could be imposed in this regard in the event of a suitable car parking arrangement being proposed.*

*Accordingly, the observations of the highway authority are no objection subject to conditions.*

**Land Drainage Officer** – No comments received.

**Bridgend Town Council** - No objection.

## **REPRESENTATIONS RECEIVED**

**Councillor F Bletsoe** – *‘Having looked at the matter again could I put forward for the case file, the material objection that one of the neighbours has said to me that they feel their property will be overlooked by the proposed plans and that they would rather the matter be referred to DCC on that basis. Thank you.*

*As you can see from the number of letters both in support and against the matter there is a depth of feeling on both sides of this argument, and I would again request that it is put to DCC for consideration and resolution.’*

A total of eleven representations were received on the proposal from surrounding neighbours. Of these, five expressed support for the proposed development.

The Applicants have made representations outlining their intentions for the development. It was stated that they had carefully considered all feedback received including comments and objections from neighbours. Changes have been made to the proposal including reducing the overall size of the house so that it fully complies with the Outline Planning Permission. The Applicant notes that they have gifted 0.5m of land to Talerddig to accommodate an encroachment by a patio feature.

One representation was received from the occupier of the host property No. 95 Merthyr Mawr Road. This provided background information on the creation of the building plot and proposed measures which have been imposed to ensure an acceptable form and level of development is undertaken on the property.

Five objections have been received on the Application proposal which raised the following concerns:

- The new proposal is near identical to the previously rejected plans
- The Planning Statement contains misleading statements
- The dwelling is not ‘in keeping’ with the surrounding area
- Loss of privacy for neighbours
- Possible future conversion of property into an HMO
- The length of the dwelling exceeds the permitted parameters of the outline approval
- Adverse impact on residential amenity of Talerddig due to infringement of the daylight protection zone
- Length of single storey extension to rear has been reduced below the 4m previously approved
- Side facing windows should be obscurely glazed and non-opening to ensure no loss

- of privacy for neighbours
- Development will have significant land drainage impacts and result in further flooding of Heol Gam
- Plot has been pegged out inaccurately
- Impacts on adjoining Apple and Ash trees
- Proposed car parking considered inadequate

## **COMMENTS ON REPRESENTATIONS RECEIVED**

Factors to be considered in making planning decisions must be material planning matters; that is, they must be relevant to the proposed development and use of land in the public interest. The objections raised which are material to the determination of the planning Application are considered in the Appraisal section of this report.

The proposal differs from the previously refused scheme in a number of ways including:

- An overall reduction in building length
- A reduction in the length of the single storey extension to the rear
- Removal of the front porch
- Provision of 3no. car parking spaces and a rainwater garden to the front of the property
- Clarity around the location of the proposed vehicle crossover onto Heol Gam
- Removal of the proposed garden shed and retention of the existing shed to the rear of the property
- Internal changes to the dwelling including the removal of the ground floor office
- Removal of a side facing office window
- Reconsideration and rationalisation of external building finishes
- Some changes to the proposed fenestration

The Application (Reserved Matters) is for a five-bedroom dwelling house. Planning permission would be required for any subsequent change of use from a dwelling to a House in Multiple Occupation or other non-residential use. Each Application for planning permission is considered on its own individual merits and site-specific context.

The land drainage impacts of the proposal were previously considered in P/25/189/RES and the Council's Land Drainage Team raised no concerns with the details proposed then. However, that application was refused meaning that the land drainage proposals for the site remain to be formally approved. This Application has not included any drainage proposals and has not sought to address drainage as a reserved matter or to discharge Condition 5 (Drainage Details) of P/24/541/OUT. For that reason, the land drainage impacts of the proposal will need to be considered by the Local Planning Authority at another time as a separate application to discharge the condition.

The proposed dwelling would be located some distance from the apple tree located within the rear garden of No. 93 Merthyr Mawr Road and well beyond its canopy and root protection zone. The Ash tree also mentioned would be sited approximately 25m from the dwelling and, at this distance, it would not be impacted. The boundary hedging between the Application site and No.93 appears to straddle the property boundary and is proposed to be removed and replaced by a 1.8m high close board timber fence to rear garden boundaries. Whilst the loss of the hedge in this location is regrettable, the proposal to enclose the private amenity space to the rear of the proposed dwelling with standard fencing is acceptable.

The material planning matters raised by the objectors are addressed in the Appraisal section of this report.

## **PLANNING POLICIES**

### 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 and supplementary Planning Guidance are of relevance:

- Policy SF1 - Settlement Hierarchy and Urban Management
- 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 PLA11 - Parking Standards
- Policy SP17 - Conservation and Enhancement of the Natural Environment
- Policy DNP6 - Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP7 - Trees, Hedgerows and Development
- Policy DNP8 - Green Infrastructure
- Policy DNP9 - Natural Resource Protection and Public Health

### **Supplementary Planning Guidance**

- SPG02 - Householder Development
- SPG08 – Residential Development
- SPG17 - Parking Standards
- SPG19 - Biodiversity and Development: A Green Infrastructure Approach

### National Planning Policy

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)*

*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. (Paragraph 2.3 of PPW refers)*

*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. (Paragraph 2.7 of PPW refers)*

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. As society emerges from the pandemic the needs of communities must be recognised and the Planning system has a role to play in ensuring development is appropriately located to provide both physical and mental health benefits, improve well-*

*being and help to reduce inequality.*

#### 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 (Wales) 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 into 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 at the request of Councillor F. Bletsoe in order to consider the concerns raised by neighbouring occupiers.

Approval of Reserved Matters is sought for the development of a detached, two-storey dwelling with loft space within the rear garden of No. 95 Merthyr Mawr Road, Bridgend. As the principle of the development has already been established through the Outline consent, the main issues for consideration in the determination of the Application are compliance with the Outline Planning permission, the visual impact of the development and its impact on residential amenity, as well as highways and biodiversity impacts.

#### **Layout, Scale and Appearance**

**Policy SP3** Good Design and Sustainable Placemaking of the Replacement Local Development Plan (2024) requires 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, by:*

- 1) Demonstrating alignment with the principles of Good Design; and*
- 2) Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation.’*

PPW12 states at paragraph 3.9 '*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.*'

SPG08 Residential Development notes at paragraph 2.1 that the objectives of good design aim to create a housing design and layout which respects local character. Applicants are encouraged to provide a '*design statement*' which describes how the proposal achieves the objectives of good design. Objective 5 – Character and Context, states that '*Development should respond to the character and local distinctiveness of the site context*' and this should influence the design of development positively.

Good design principles include consideration of the form and scale of a building, its appearance, materials, detailing and importantly, its context.

A previous Application sought permission for specific development parameters as part of the Outline planning approval for this vacant plot. These parameters specified a detached dwelling of:

- Length: 14.5 – 15.5m
- Width: 9.5 – 10m
- Eaves height: 4.8 – 5.5m
- Ridge height: 8.25 – 8.75m

These parameters form the baseline for any proposed residential development of the plot.

The Application site is located between the relatively new two storey house of *Talerddig* and the rear garden of 93 Merthyr Mawr Road. Beyond *Talerddig* sits another recent two and a half storey house called *Bramble View*. To the north of the rear garden of 93 Merthyr Mawr Road lies *Ash Tree Cottage*, one of a number of older detached houses developed within the rear gardens of the Merthyr Mawr Road properties.

The proposed dwelling has its principal elevation facing Heol Gam. It's position on the plot would reflect the staggered building line established by *Talerddig* and *Bramble View* with a parking forecourt and small garden area in front and private amenity space to the rear. The dwelling would have a pitched roof with gable features to the front and a simple covered porch. It would be finished in both painted render and stone cladding. To the rear of the property a single storey flat roof 'extension' is proposed. This would project approximately 3.5m (measured externally) from the rear of the property and would be finished with a stone cladding.

The ground floor footprint of the proposed house would measure 10.003m wide by 15.403m in length. The proposed eaves height would measure 5.085m with a ridge height of 8.74m. These dimensions are within the parameter range of the approved Outline Permission.

The dwelling has been designed to fit with the local context of largely modern two-storey properties with pitched roof forms and rendered finishes. The scale and mass of the dwelling complies with the parameter ranges set within the Outline Permission.

The proposed dwelling will continue the pattern of infill development along Heol Gam and would mirror the current appearance of *Talerddig*. *Talerddig* has a large flank wall which is constructed up to the common boundary with the Application site. The proposal would be setback 1.5m from *Talerddig* and would have a similar form and design as its neighbour,

following the same staggered setback from its highway boundary.

The rear garden of No. 93 Merthyr Mawr Road which is located to the northeast of the Application site is currently largely undeveloped, containing only a detached garage outbuilding. This property (rear garden of No. 93) is situated between the Application plot and Ash Tree Cottage and would be considered suitable for residential development subject to Planning Permission. The result of which would be to effectively complete the development of a parade of detached dwellings on the western side of Heol Gam.

The design of the dwelling is considered to be of a good quality which, given the presence of other independently designed dwellings in close proximity, is not considered to detract from the characteristics of the street scene.

In terms of its form and height, whilst the dwelling would be readily visible from the street scene and public vantage points, it is considered that its size is appropriate and of a scale which is proportionate and complimentary to the surrounding residential area. As noted above, the proposed dwelling will not appear as an overly prominent addition to the street scene and while marginally taller and longer than *Talerddig*, is not considered to be overly excessive in terms of its size.

The house is proposed to be finished with lightly painted render and stone cladding to the projecting two-storey gable, with grey Marley tiles to the roof. The fascias and front door will be finished in olive with black rainwater gutters and downpipes. White sash uPVC windows are shown on the elevation plans. The materials proposed are considered to sufficiently reflect and compliment those of the other dwellings within the vicinity of the site.

In summary, it should be noted that the dwelling would be compliant with the parameters of the Outline Permission and as such would be of an appropriate form and scale within its local context. It is a development which respects the character of the surrounding area and will not result in the addition of an incongruous feature within the street scene. It is compliant with criteria (a) and (b) of **Policy SP3** of the Bridgend Replacement Local Development Plan (2024).

### **Neighbouring Amenity Impact**

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 the climate emergency, down to the very local level, such as considering the amenity impact on neighbouring properties and people*'.

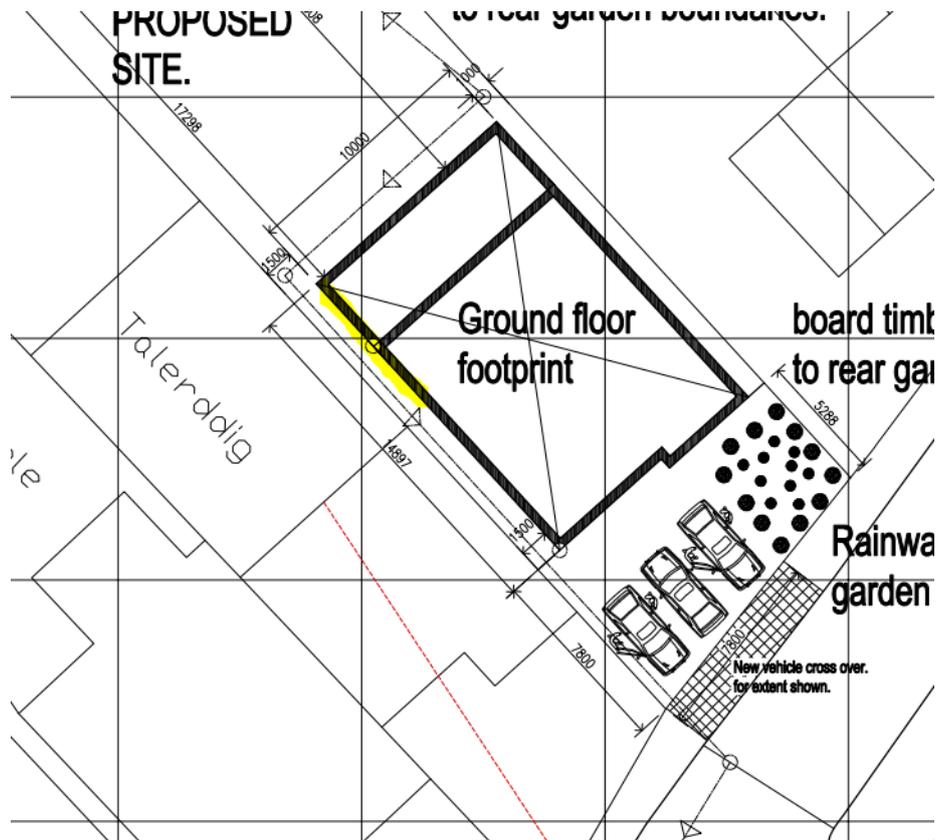
**Policy SP3** of the Bridgend Replacement Local Development Plan (2024) seeks to ensure that the viability and amenity of neighbouring uses and their users / occupiers will not be adversely affected by development proposals.

### *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."* Daylight protection zones have been developed which provide guidance on acceptable levels of development in order to minimise the loss of daylight and sunlight to neighbouring habitable rooms.

The occupants of the adjoining dwelling *Talerddig* have raised concerns with the impact of the dwelling on their private amenity area and the access to daylight to the rear of their dwelling. The submitted plans show the proposed dwelling extending beyond the rear

elevation of the two-storey *Talerddig* for a distance of approximately 6.8m. This would comprise the approximately 3.5m (measured externally) deep single-storey rear 'extension' with the rest being the two-storey side elevation of the house (see yellow highlighted section on the plan (Fig. 19) below).



**Fig. 19 - EXTENT OF OVERLAP (HIGHLIGHTED)**



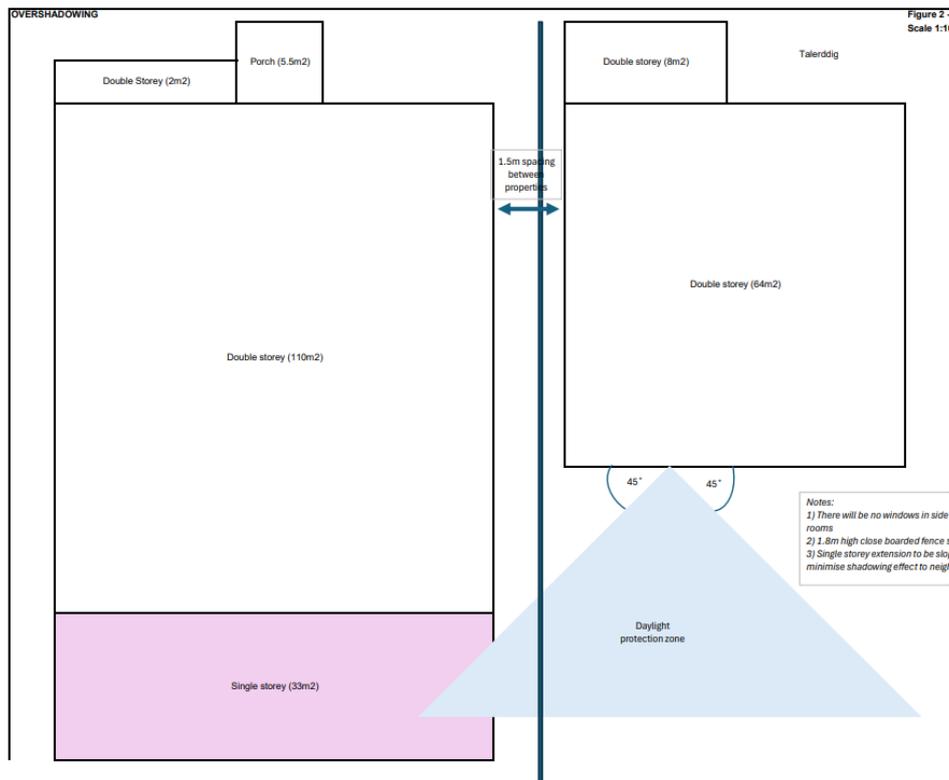
**Fig. 20 - PHOTO SUBMITTED WITH APPLICATION SHOWING THE DEVELOPMENT PLOT TO THE LEFT AND THE REAR ELEVATION AND PATIO AREA OF TALERDDIG TO THE RIGHT. THE PROPOSED DWELLING LOCATION HAS BEEN PEGGED**

The proposed dwelling would be set 1.5m from the common boundary with *Talerddig*. The Application indicates that a 0.5m strip of land will be gifted to the owner of *Talerddig* and that the Applicant has recently constructed a 1.8m high timber fence along this boundary.

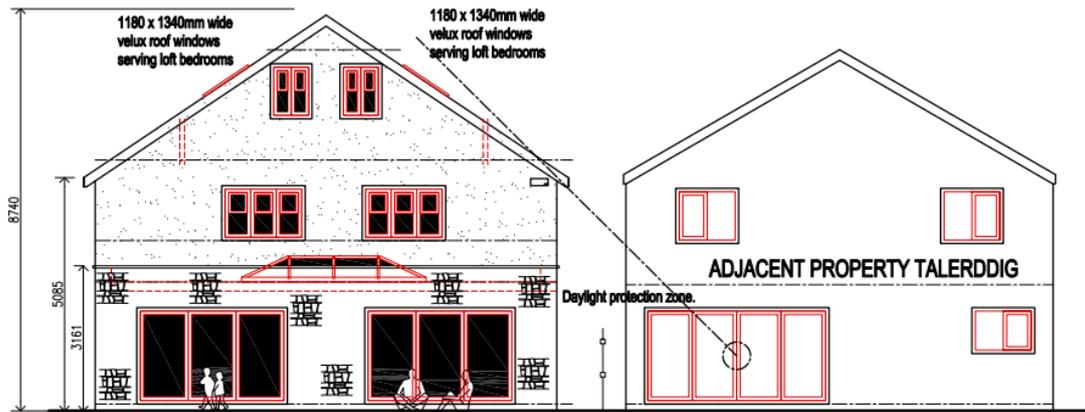


**Fig. 21 - FENCED BOUNDARY WITH TALERDDIG (PHOTO RECEIVED 06/03/2026)**

The Application has included plans indicating that the dwelling would fail to comply with the horizontal (plan) 45-degree daylight protection zone when measured from the ground floor patio doors at the rear of *Talerddig* (see plan below). This shows the zone extending out across the single-storey element to the rear of the dwelling.



Additionally, the dwelling would not strictly meet the vertical (elevation) measurement with a breach of the 45-degree angle by a small margin with the fascia and gutter intruding (see plan below).



Taken together, these two non-compliances would normally indicate that a proposal would have significant effects in terms of loss of sunlight and building dominance.

However, in this particular case the impact of the development on the neighbouring property is considered acceptable for the following reasons:

1. The vertical breach is considered to be insignificant as the 45-degree angle intrudes the guttering and portion of fascia of the dwelling only. The full height of the flank wall which complies with daylight protection zone and its relatively short length beyond the rear elevation of the neighbouring house would minimise any adverse effects of overshadowing to the habitable room located at the rear of *Talerddig*.
2. The horizontal breach of the daylight protection zone extends out over the single-storey element to the rear of the proposed dwelling. This will ensure that there is reasonable daylight admission to the rear garden area of *Talerddig* over morning hours and an appropriate level of residential amenity for neighbouring occupiers will be maintained.
3. The length of the proposed building located beyond the rear elevation of the adjoining house is not considered to be unreasonably excessive. It will be suitably moderated with different surface finishes and reduced in height from two-storey to single-storey for approximately half its length where it extends past the neighbouring property.
4. The presence of the new timber fence will serve to enclose the rear garden of *Talerddig* in a manner not previously experienced by its occupiers.
5. The orientation of this and the neighbouring plot places their private amenity areas to the northwest of the dwellings. While the proposed house will result in some overshadowing of the garden of *Talerddig*, much of this is currently caused already by *Talerddig* itself and the two-storey *Bramble View*, which is located further to the west.

For the above reasons and taking an overall and balanced view, it is considered that, given the nature of the daylight protection intrusions and particularly the orientation of the plot and its neighbour, the impact of the proposal in terms of dominance and daylight admission is not considered to be unacceptable to the extent that planning permission should be withheld.

#### 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 dwelling would contain two first-floor side facing ensuite windows on its southern elevation. These are to be obscurely glazed with upper-level window openings which would prevent any views to the adjoining property. These windows would immediately

adjoin the flank wall of *Talerddig* meaning that there should be no loss of privacy for adjoining residents.

The two first-floor windows on the northern elevation of the proposed house would also be for en-suites and obscurely glazed and finished as those on the southern elevation. As such, the privacy of the adjoining properties will be respected. This can be controlled by the imposition of appropriate conditions of consent.

### Residential Amenity Occupiers

There are no specific standards within the RLDP or other adopted planning guidance that prescribe a minimum amount or type of amenity space which should serve dwellings.

RLDP **Policy SP3** does, however, require that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives by demonstrating alignment with the principles of good design contained in Planning Policy Wales 12 (**PPW**).

PPW advises that, in considering placemaking and design issues, meeting the objectives of good design should be an aim of all of those involved in the development process and applied to all development proposals, at all scales. It also advises that placemaking is a holistic approach to design which focuses on creating high quality development that promotes, amongst other things, people's health and well-being.

The scheme would see the provision of a large area of private amenity space to the rear of the dwelling for the use and enjoyment of future residents of the property. This garden area is of a size and depth considered appropriate to the scale of the proposed dwelling. Furthermore, it would reflect other recent *backland* developments in the area.

The proposed 1.8m high boundary enclosures for the private garden area to the rear of the dwelling are considered acceptable and would meet the requirements of condition 2 of P/24/541/OUT.

Given the above, it is considered that the proposal would not result in harmful impacts on residential amenity and is therefore considered to accord with **Policy SP3** of the RLDP (2024), Supplementary Planning Guidance Note 02 Householder Development and Planning Policy Wales (Edition 12, February 2024).

### **Highway Safety**

**Policy SP5: Sustainable Transport and Accessibility** of the RLDP states that new development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to local services. Development must be designed to provide safe and efficient access to the transport network, which includes the active travel, public transport and street networks. Active travel is to be encouraged and reliance on private car use should be reduced.

**Policy PLA11** of the 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.

The Council's Highway Officer has considered the scheme as submitted and the transport implications of the proposal and raises no objection. The scheme can accommodate three compliant car parking spaces and there exists sufficient room to the rear of the plot for the storage of six cycles. A number of conditions have been recommended in order that adequate parking provision is provided.

For these reasons it is considered that the proposal would have no unacceptable impacts on highway safety or parking demand. Accordingly, it is considered that the proposed scheme would accord with **Policies SP5** and **PLA11** of the RLDP and guidance provided by SPG17.

### **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 RLDP (2024) requires development to safeguard and enhance biodiversity and 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”

The development would see the loss of an existing apple tree due to the siting of the proposed dwelling. Whilst its loss is unfortunate, this would be compensated by replacement planting including a new Rowan tree at the rear of the plot. Additionally, in order to provide net biodiversity gain a bird nest box is proposed on the rear of the dwelling.

Subject to the planting of the replacement tree and installation of a swift nest box it is considered that the proposal would be compliant with **Policies SP3** and **DNP6** of the Replacement Local Development Plan (2024) and would meet the requirements of condition 3 of P/24/541/OUT and is therefore acceptable in terms of Biodiversity

### **Other Matters**

Condition 10 of P/24/541/DOC required the submission and approval of a Construction Method Statement (**CMS**). This was imposed in response to concerns raised regarding construction deliveries and traffic and its impact on vehicular movements and the safety of children arriving and leaving the adjacent *Brynteg High School*. The comprehensive CMS submitted with this Application proposes hours of operation for construction activities and

deliveries taking place during Monday to Friday 0800-1800 hours and Saturdays 0800-1300. Loading and unloading will take place within the site itself and deliveries will be coordinated to avoid school-run and peak traffic times, typically between 0930 and 1500 hours. Subject to compliance with the statements within the CMS, it is considered acceptable and should avoid any conflicts with school traffic.

## **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).

On balance, and having regard to the representations made, it is considered that the Application proposal is an acceptable development of the vacant plot and would not adversely impact the character or appearance of the area or the amenity of adjoining occupants. Accordingly, the proposed development is considered to accord with **Policies SP1, SP3, SP4, SP5, SF1 PLA11, DNP6, DNP7, DNP8 and DNP9** 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**

(R04) That permission be GRANTED subject to the following condition(s): -

1. The development shall begin no later than whichever is the later of the following dates:
  - (i) The expiration of five years from the date of the outline permission, or
  - (ii) The expiration of two years from the date of this approval, the date of the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

03(C) - PROPOSED GROUND FLOOR PLAN  
04(C) - PROPOSED FIRST FLOOR PLAN  
05(C) - PROPOSED LOFT FLOOR PLAN  
06(C) - PROPOSED ROOF PLAN  
07(C) - PROPOSED ELEVATIONS (SHEET 01 OF 02)  
08(C) - PROPOSED ELEVATIONS (SHEET 02 OF 02)  
11(A) - PROPOSED LOCATION/BLOCK PLAN  
DAYLIGHT PROTECTION ZONE - PLAN VIEW  
DAYLIGHT PROTECTION ZONE - ELEVATION VIEW

PLANNING STATEMENT  
GREEN INFRASTRUCTURE STATEMENT  
CONSTRUCTION METHOD STATEMENT

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

3. Notwithstanding the details as submitted, prior to the first beneficial use of the dwelling hereby approved, the windows on the first-floor side elevations, serving the ensuite bathrooms 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. Notwithstanding Condition 2, the development shall be undertaken in accordance with the tree planting and bird box proposals outlined in the submitted Green Infrastructure Statement. The approved landscaping and biodiversity enhancement works shall be carried out prior to the development hereby permitted being brought into beneficial use or in accordance with a timetable agreed in writing by the Local Planning Authority. Should any plants die, become diseased or damaged within 5 years of the implementation of the approved landscaping scheme they will be replaced by plants of similar size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid doubt and confusion and to ensure that the development complies with Policies SP3 and DNP6 of the Bridgend Replacement Local Development Plan (2024).

5. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and identified on the approved drawings.

Reason: In order to safeguard the amenities of the location by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, and to accord with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted without the prior grant of planning permission in that behalf.

Reason: In order to safeguard the amenities of the location by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, and to accord with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer

windows (other than those expressly authorised by this permission) shall be constructed without the prior grant of planning permission in that behalf.

Reason: In order to safeguard the amenities of the location by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, residential amenity and to accord with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

8. Notwithstanding the submitted drawing no development shall commence until a scheme for the provision of 3 off street parking spaces has been submitted to and approved in writing by the Local Planning Authority. The parking area shall be implemented in permanent materials before the development is brought into beneficial use and retained for parking purposes thereafter in perpetuity.

Reason: In the interests of highway safety and to ensure the development complies with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

9. The proposed means of access shall be laid out with pedestrian vision splays of 1m x 1m on both sides of the entrance before the development is brought into beneficial use and retained as such in perpetuity.

Reason: In the interests of highway and pedestrian safety and to ensure the development complies with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

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

Reason: In the interests of highway and pedestrian safety and to ensure the development complies with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

11. No development shall commence until a scheme for permanently stopping up the existing vehicle access and reinstating the vehicular crossing as footway has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being brought into beneficial use.

Reason: In the interests of highway safety and to ensure the development complies with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

12. No development shall commence until a scheme for the provision of secure cycle storage for 6 cycles for the new dwelling has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is brought into beneficial use and retained thereafter for cycle parking purposes in perpetuity.

Reason: In the interests of promoting sustainable means of travel to / from the site and to ensure the development complies with Policies SP3, SP5 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

13. \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a) HIGHWAYS ADVISORIES

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.

b) LAND DRAINAGE ADVISORIES

Condition 5 (Land Drainage) of P/24/541/OUT remains to be discharged before any development can proceed on the site.

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

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with 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 proposals by response to SAB consultation.

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

**Background Papers**

None