

REFERENCE: P/26/257/FUL

APPLICANT: Ms J Lewis 7 Ynyslas, Porthcawl, CF36 5EF

LOCATION: 7 Ynyslas, Porthcawl, CF36 5EF

PROPOSAL: Demolition of existing rear conservatory and extension and replacement with a single storey rear extension and additional garden studio building at the rear garden

RECEIVED: 13 May 2026

APPLICATION/SITE DESCRIPTION

The proposed development involves the demolition of the existing rear conservatory and the erection of a single storey rear extension and a garden studio at the rear of the garden.

The extension would be 5.15 deep from the original rear wall and 7.23 metres wide. It would have a flat roof with a height of 2.8 metres. A roof lantern within the roof would be 0.8 metres high, 2.2 metres wide and 3.2 metres deep.

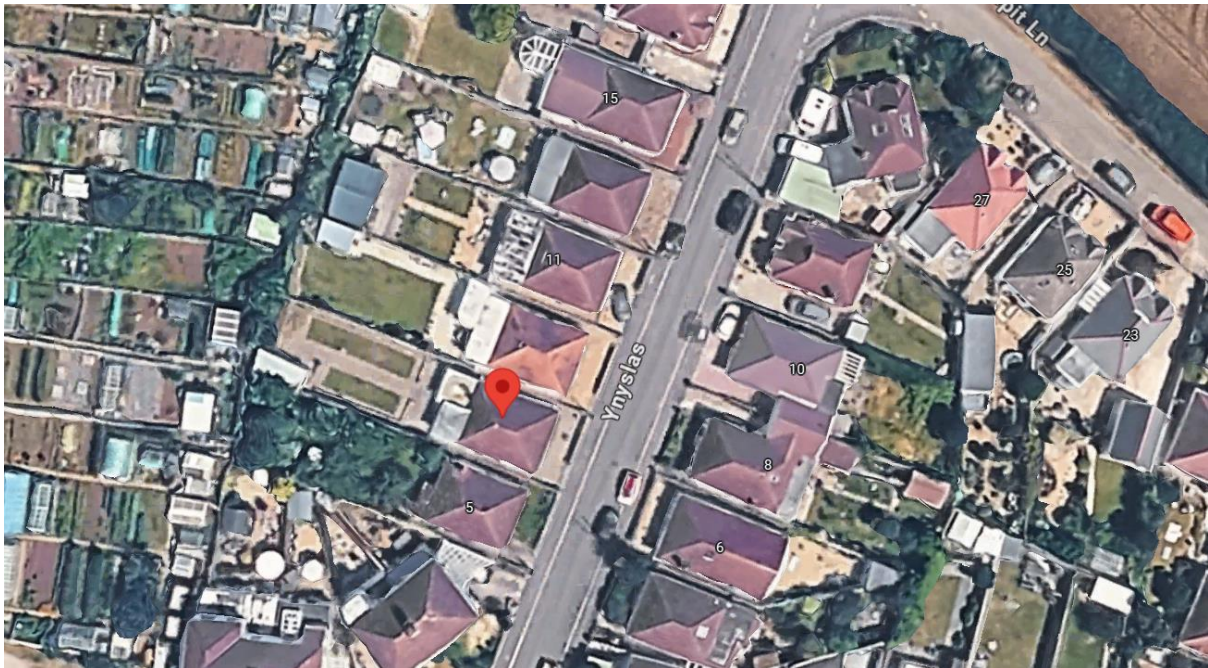
The garden room would be 7.6 metres wide, 4.5 metres wide and would have a flat roof with a height of 2.5 metres.

The site comprises a detached bungalow located on the west side of Ynyslas. The surrounding area consists mostly of properties of a similar nature. Many have rear extensions. The property benefits from a deep rear garden, which backs onto allotment gardens.

Figure 1 – Site Location Plan:



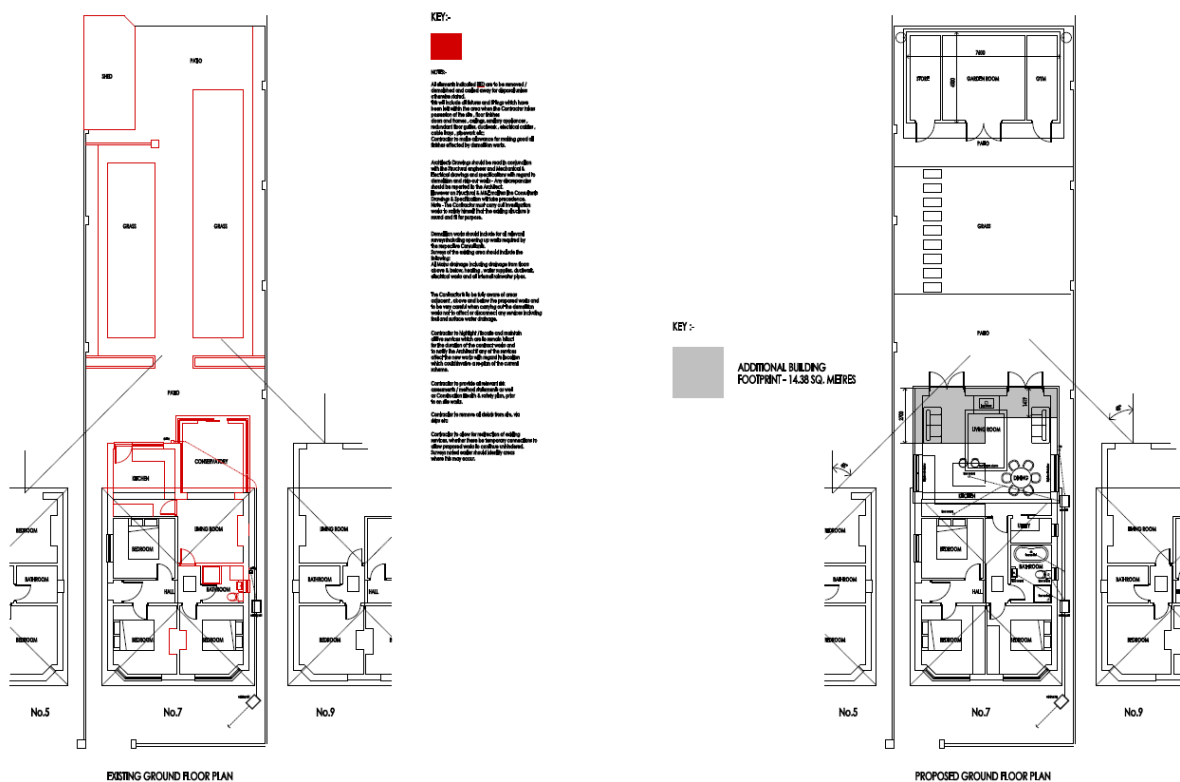
Figure 2 – Aerial image (Google Imagery, 2026).



The development proposes a single storey rear extension and a summer house in the rear garden.

The existing and proposed plans and elevations can be seen below in **figures 3 and 4**.

Figure 3 – Floor Plans



Existing



PROPOSED NORTH FACING ELEVATION

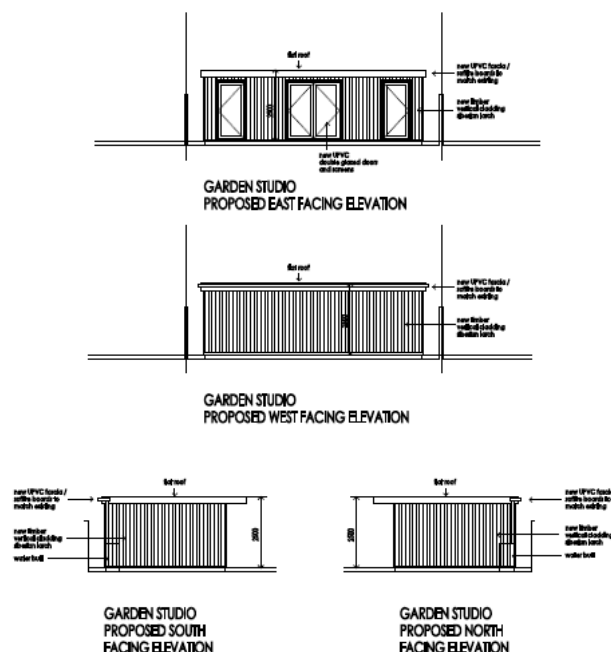
PROPOSED EAST FACING ELEVATION

PROPOSED WEST FACING ELEVATION

PROPOSED SOUTH FACING ELEVATION

Rev. C - 11.06.2024 - near extension reduced by another 300mm overall reduction of 1000mm and garden room glazing reduced as requested by EPA.
 Rev. C - 01.06.2024 - near extension reduced by another 350mm overall reduction of 700mm and near glaze is retained.
 Rev. B - 01.06.2024 - near extension reduced by 350mm and half added to near elevation.
 Rev. A - 01.06.2024 - near extension idios has been dropped to zero

Proposed Garden Room



The following documents has been submitted in support of the Application:

- Site Location Plan
- Green Infrastructure Statement
- Existing and Proposed Plans and Elevations

RELEVANT HISTORY

N/A.

PUBLICITY

Neighbours have been notified of the receipt of the Application.

The application was subject to several revisions which neighbours were reconsulted on.

The period allowed for response to consultations/publicity expired on 30th June 2026.

CONSULTATION RESPONSES

Porthcawl Town Council: No objections

REPRESENTATIONS RECEIVED

The initial plans received 7 objections. 3 separate objections were received from a neighbour but have been recorded as 1.

The revised plans received 5 objections. 5 separate objections were received from a neighbour but again this has been counted as 1.

1 representation was also received from Cllr Elen Jones – Porthcawl Town Council following a referral from a constituent (although it is noted that Porthcawl Town Council has not formally objected to the proposal).

The concerns raised were regarding:

- Scale.

- Height.
- The accuracy of the plans.
- Neighbouring amenity.
- Failure of 45 degree test
- Drainage and surface water.
- Design and character.
- Potential for bedrooms within the roof.
- Impact on disability designed space.
- Parking issues
- Party wall matters

COMMENTS ON REPRESENTATIONS RECEIVED

Residential Amenity

Issues regarding residential amenity have been addressed in the report

Design, character, height and scale

The visual amenity of the proposal has been addressed in the report.

Regarding the accuracy of the plans, officers appreciate the illustration of the neighbouring property's extension could be misleading and as such, this was altered on the revised plan.

Drainage and surface water

The extension and summer house is not considered to give rise to drainage issues and surface water.

Other

Party wall matters should be dealt with by a surveyor.

Whilst the concerns regarding the impact on the neighbouring extension at No.9 are noted, the revised scheme has reduced the depth and height of the proposed extension which should not give rise to overbearingness and contains high level windows which would not give rise to loss of privacy.

There is no potential for bedrooms within the extension roof which is a flat roof.

It appears that many of the objections have been received in relation to the initial plans and not the revised plans.

RELEVANT POLICIES

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 (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 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

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

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

APPRAISAL

The Application is referred to the Council's Development Control Committee due to the Application receiving more than two objections.

Issues

Having regard to the above, the main issues for consideration in the assessment of this Application are the principle of the development, visual impact regarding proposed scale, design and materials, impact on neighbouring properties, biodiversity, and highway 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 LDP 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 and subject to satisfying the requirements of RLDP Policy SP3, the proposed development is acceptable and accords with the Bridgend Replacement Local Development Plan (2024).

Impact on Visual Amenity and Character.

Policy SP3 of the adopted Bridgend Replacement Local Development Plan (BRLDP) 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;
- Be 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 regarding visual amenity extracted from the Supplementary Planning Guidance 02: Householder Development (SPG02) are considered to be 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.

The revised plans show a flat roof extension which would span the width of the house. It reduced depth and height ensure it remains subservient to the host property. The extension would be finished in white render and brickwork to match the existing house. Two patio doors would be installed to the rear elevation and two high level windows

installed to the side elevation. Two further windows would be installed to the north elevation of the main house.

The concerns regarding the scale of the proposed extension are noted. However, it is noted that many of the concerns raised relate to the original plans and this revised version has a significantly reduced height/roof form and 1 metre has been removed from the depth. The revised proposed extension would harmonise satisfactorily with the appearance of the existing dwelling in terms of design, scale, and the surrounding area, where there are examples of other similar extensions.

Figure 5 - Image showing other extensions



Regarding the proposed garden studio, this would be finished in vertical Siberian larch timber cladding with uPVC double-glazed doors. The use of natural timber cladding would ensure that the outbuilding integrates sympathetically within the garden setting. Furthermore, with an overall height of 2.5 metres, the structure is considered modest in scale and would not appear unduly prominent when viewed within the context of the property's deep rear garden.

The proposal 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 relation 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.

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 this note 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.”*

The submitted plans demonstrate that a 45-degree line can be drawn from the nearest habitable room window at No. 9 without being intercepted by the extension. Furthermore, the elevation drawings show that a 45-degree line can also be drawn up and over the proposed extension from the same window. Accordingly, the proposal is not considered to result in a significant loss of daylight or sunlight to No. 9, nor would it cause the adjacent habitable rooms to appear unduly dark or oppressive.

L BUILDING
- 14.38 SQ. METRES

2700

45°

14.19

LIVING ROOM

log burner

DINING

KITCHEN

UTILITY

BEDROOM

45°

LIVING ROOM

high level window

roof light above

floor socket

high level window

radiant

Elevation

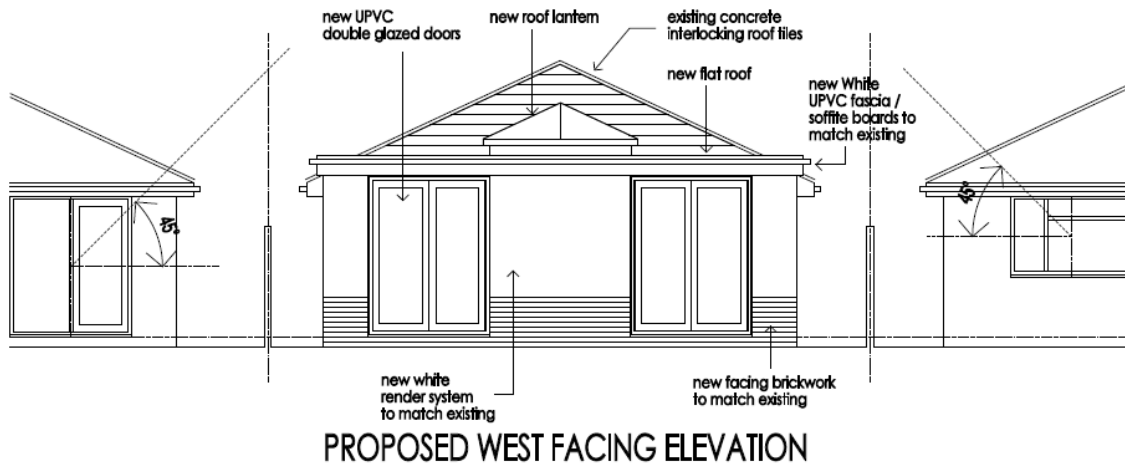


Figure 7 - Images showing No.7 from No.9



All other properties are further away from any structures as such; it is concluded that the proposal would have no unacceptable overshadowing or overbearing impact to surrounding properties.

The studio garden room would be located far enough away from neighbouring properties to prevent any overbearing or overshadowing impact from occurring.

Privacy and Overlooking

In terms of privacy and overlooking, the windows in the side of the extension would be high level and as such would not lead to overlooking or loss of privacy. Concerns were raised about the windows being able to open but it is not considered that if they could open that this would lead to overlooking or loss of privacy either. It is also noted that they are facing a blank section of No.7 which does not contain any openings.

Regarding the studio garden room, the revised plans ensured the original amount of glazing was reduced and as it is single storey, it is not considered it would lead to overlooking or loss of privacy.

Regarding the 2 new windows proposed to the north elevation, these will both be conditioned to be obscurely glazed and top hung to ensure no overlooking or privacy impacts occur.

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 and Pedestrian 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. Supplementary Planning Guidance Note 17 Parking Standards (SPG17) stipulates that “garages may only be counted as parking spaces if they have clear internal dimensions, as suggested by Manual for Streets, for a single garage of 6m x 3m”.

Note 7 of SPG02 states “The construction or alteration of a boundary wall, fence, or gate should not compromise highway safety...”

The proposed extension would not increase the number of bedrooms at the property and as such, there is no requirement to increase the number of parking spaces available at the property.

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 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 where ever 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 the settlements, the proposal is within a residential dwelling with limited biodiversity value. The applicant has shown that the majority of the garden would still be laid to lawn. 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.

On balance the proposed development is considered to be compliant with Policy SP3 DNP6, 7 and 8 of the Bridgend Replacement Local Development Plan (2024) and is therefore 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).

On balance, and having regard to the objections raised, it is considered the proposal would be consistent with the character and appearance of the street scene and would respect the character and appearance of the host property. Furthermore, the proposal is not considered to give rise to amenity impacts for neighbouring properties.

Accordingly, the proposed development is in accordance with Policies SP1, SP3, SP4, SP5, 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 begin not later than five years from the date of this decision.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the Location Plan received by the Local Planning Authority on 13th May 2026, and the drawing number SK.01/E received by the Local Planning Authority on 15th June 2026.

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

3. The window serving the utility room and bathroom as shown on drawing SK.01/E received on 15th June 2026 shall be fitted with obscure glazing to a minimum of level 3 on the Pilkington index of obscurity and be top hung. The window shall be fitted prior to the beneficial use of the extension hereby approved commencing and shall then be retained in perpetuity.

Reason: In the interests of privacy and residential amenities.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and retained as such thereafter.

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

5. 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

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

6. 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).

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), 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).

8. The use of the Garden Studio hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 7 Ynyslas Porthcawl West Road, Nottage and shall not be used as sleeping accommodation or for any commercial, letting or separate holiday accommodation purposes at any time.

Reason: To ensure that adequate car parking provision is maintained within the curtilage of the dwelling in the interest of highway safety and residential amenity and to ensure the development complies with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

9. 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 windows and doors having regard to the particular layout and design of the development, residential amenity and to accord with Policies SP3 of the Bridgend Replacement Local Development Plan (2024).

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

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 objections raised, it is considered the proposal would be consistent with the character and appearance of the street scene and would respect the character and appearance of the host property. Furthermore, the proposal is not considered to give rise to amenity impacts for neighbouring properties.

Accordingly, the proposed development is in accordance with Policies SP1, SP3, SP4, SP5, 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.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None