

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: **P/15/96/FUL**

APPLICANT: MS ANITA KAUR
105 OLDBURY COURT ROAD FISHPONDS BRISTOL

LOCATION: **36 TENNYSON DRIVE CEFN GLAS BRIDGEND**

PROPOSAL: CONVERT GARAGE TO LIVING ACCOM, SINGLE STOREY REAR EXT,
DORMER WINDOWS TO FRONT & REAR.

RECEIVED: 16th February 2015

SITE INSPECTED: 16th March 2015

APPLICATION/SITE DESCRIPTION

The application site is an extended semi-detached property located on a large corner plot where the front aspect faces Tennyson Drive and the side elevation faces Longfellow Drive.

The proposal involves:-

the conversion of the existing double garage attached to the side of the property into a kitchen and living/dining room;

a porch extension to the front elevation of the property measuring 2.5m x 1.5m with a pitched roof reaching a height of 3.6m;

2 pitched roof dormer extensions to the front roof elevation each measuring 2.5m x 3.2m with pitched roofs measuring a height of 2.2m;

a flat roof dormer extension to the rear elevation of the property which will measure 2.5m x 3.5m with a flat roof reaching a height of 2.6m;

a single storey rear extension which will provide an extended living area measuring 4m x 2.8m with a flat roof reaching a height of 2.7m;

A rear ground floor shower room/utility room extension which will measure 4.9m x 4m with a flat roof reaching a height of 2.7m.

As a result of the works above the first floor will be reconfigured from the existing five bedrooms into four bedrooms with a bathroom.

RELEVANT HISTORY

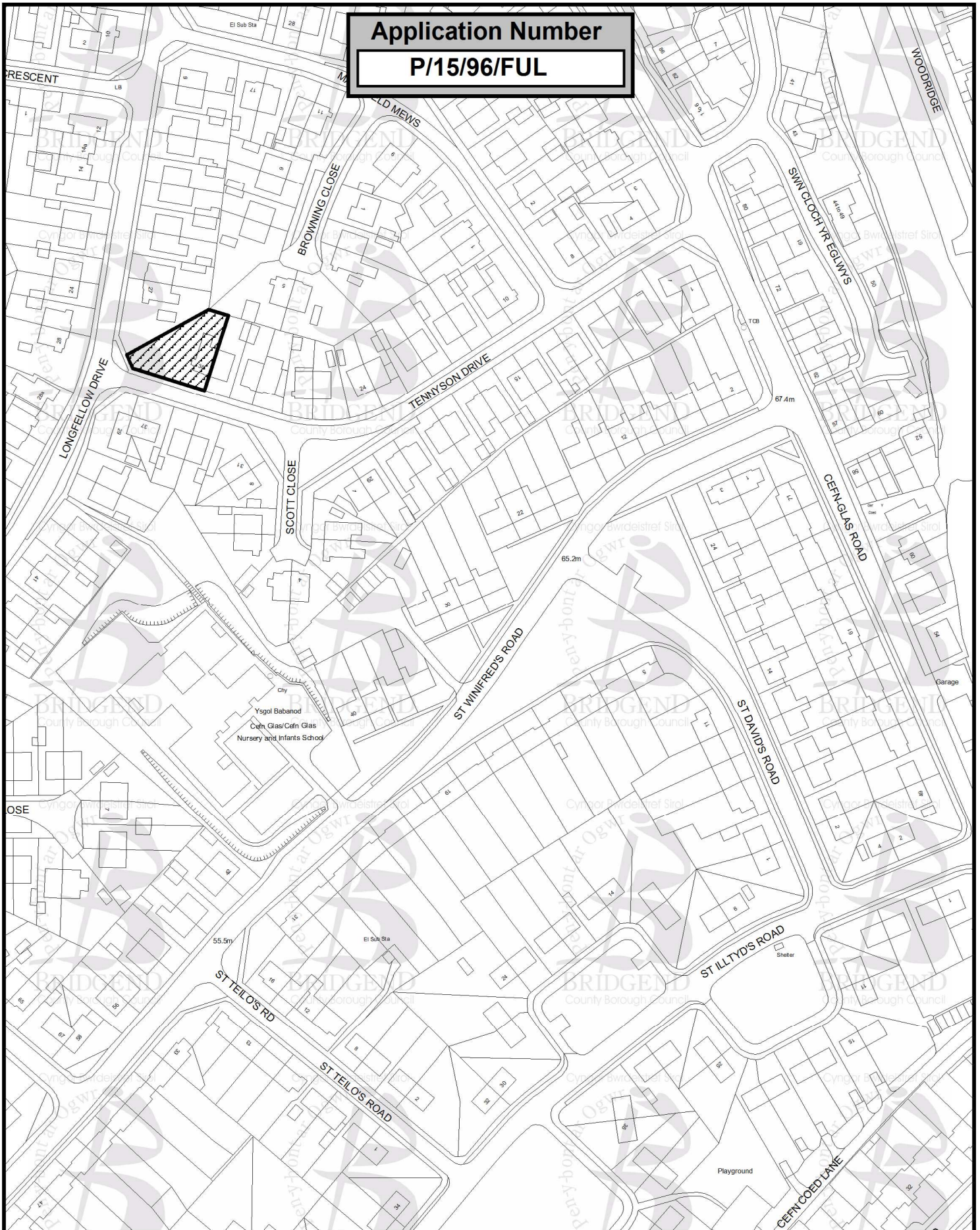
91/0555 CC 25-JUL-91
SITE EXTENSION - TO INCLUDE DOUBLE GARAGE, THREE BEDROOM & BATHROOM II
DORMA OVER.

PUBLICITY

Neighbours have been notified of the receipt of the application.

Application Number

P/15/96/FUL



Scale 1:1,750

Date Issued:
22/04/2015

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O/Drive/Plandraw/new MI layouts/
Committee DC Plan

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Cyngor Bwrdeistref Siro



The period allowed for response to consultations/publicity expired on 23-03-2015

NEGOTIATIONS

Amended plans received 08-04-2015

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 24th February 2015

None

REPRESENTATIONS RECEIVED

Mr A Pearse, 35 Tenyson Drive

I have no objections to this planning application.

Objections Have Been Received From The Following, :-

Sheryl Cowling, 14, Shelley Drive, Cefn Glas;
Mrs J L Dyson, 18 Tyn Y Bettws Close, Bettws;
Mark Davies, 6 South Close, Pencoed;
Megan Wickham, 18A Gwaun Bant, Pontycymmer;
Mrs Kay Harris, 17 Maesglas, Bettws;
Gareth Owen, 16 Heol Y Felin, Bettws;
Carl Cowling, 32 Heol Bradford, Bettws, Bridgend.

As the letters of objection were similar in format and content, the objections are summarised below:-

1. The development would be in breach of several sections of Bridgend Local Development Plan and Policy SP2.
2. The proposed development is far too large and, contrary to the Design statement, there are no other properties within the area that have, nor require extensions to this scale.
3. The property is already a 5 bedroom house with disability modifications in place and it is believed that the developer is attempting to use the disability aspect of this proposal to justify the massive overdevelopment of this site.
4. The block location plan is out of date and does not show the current state of extension within the property boundaries.
5. Why is the shed placed in this position? It will damage the visual amenity of the area and increase the likelihood of criminal activity by leaving the shed in an unmonitored position.
6. As the property has previously been extended to accommodate a child with severe disabilities, what is the purpose of converting the double garage to residential space especially when you take into account the additional space being created to the rear of the property with the single storey extension.
7. The planning consent given in 1991 was conditional, it is believed there is a strong possibility that the double garage was granted to accommodate a vehicle for a disabled child, and this would be an asset to the current occupiers considering that their application is based partly on the requirements of a disabled person. It is also believed that one of the conditions of the original application may have been that the garages must remain in perpetuity to comply with the planning consent.

8. The scale, position and prominence of the proposed front dormers is not in keeping with the historic built environment and, as a result, would contradict Policy SP2 (Section 2 & 3) and would be harmful to the visual amenity of the neighbourhood. Due to the siting of this development, it would affect the amenity of the properties of both Tennyson Drive and Longfellow Drive.

9. The proposed addition of two apex roofed dormers will make the development look top heavy, notwithstanding the fact that most of this development will take place over the garages.

10. The positioning of a further two apex roof dormers will offset the balance of the property with more than 75% of the development being outside of the original footprint of the house. Also, the two dormers will appear to be significantly to the left of the property, with one dormer to the right separated by a velux style window. All of these elements will be to the principal elevation and, therefore, far more prominent than any other developments, both at this site or anywhere in the locality.

11. Should any of the other adjoining properties be allowed the same rights to develop to this extent, this would create a terracing effect within the street scene which is contrary to policy and SPG advice.

12. This proposal significantly harms the visual amenity of the street scene in that this estate is made of dormer bungalows with modest extensions. What the developer is proposing is creating a two storey house with massive extensions that will not fit visually within this street or the adjoining street which it shares the corner plot.

13. The proposed porch sits forward of the principal elevation and is, therefore, more likely to affect the visual amenity of the area. There are no other known examples of this type of porch on the estate and it would create an incongruous element within the street scene.

14. The size, scale and design of this proposal are similar in many ways to an application that was unanimously refused by the Development Control Committee based on Policy SP2 Sections 2 & 3 and which is subject to enforcement action. This development is less than 100yds straight line from the site of this proposal - P/14/229/FUL (currently under appeal) and P/14/568/FUL (refused for insufficient information to fully assess the impact on the amenity of the local area). There are concerns that this proposal could set precedence in the area that would breach policy and would leave the planning department open to future legal action.

15. The design of dormer extensions in the locality of this proposal are predominantly flat roofed dormers and those that do have a pitched roof dormer to the front elevation only have one of this particular design which means that this proposal by its design would stand out horribly amongst the other modest traditional extensions.

16. It is believed that, due to the large side extension built on the site during the early 1990s, the developer would have greatly exceeded any permitted development allowances under the GPD Order Wales requirements.

17. It is noted that the agent for the applicant is known to the planning department and too many of the Development Control Committee as Ralph Shepherd, former Ogmore Valley Council Member and County Councillor in Bridgend for the Ogmore Vale Ward. He was also a member of the Development Control Committee during his time as a Councillor.

18. The proposed development adds a large amount of square footage to the footprint of the property, as well as a massive increase in the volume of the property, by the addition of the garage conversion, porch, single storey rear extension and the 3 further dormer extensions on top of the two already on site. This is considered to be overdevelopment of the site.

19. It is considered that this proposal far exceeds both the actual requirements of the applicant and also for the area in which it is sited.

COMMENTS ON REPRESENTATIONS RECEIVED

1 & 2 Design and scale etc are considered within the appraisal;

3. The new dwelling will have the same number of bedrooms and will have a small extension to provide a disabled shower on the ground floor level;

4. The location plan would have been purchased from Ordnance Survey and this has not been updated to date. However, the block plan submitted shows the dwelling with the existing extensions and the proposed extensions;

5. The shed has been removed from the scheme.

6. The end user of the dwelling is not material to the planning decision;

7. The planning consent in 1991 was granted with conditions one of which stated "the garage shall be used only for purposes incidental to the enjoyment of the dwellinghouse and for no other purpose". This prevents the use of the garage for business purposes not the use as living accommodation;

8, 9 & 10. The dormer extensions are considered in the appraisal;

11 & 13. Each application is assessed on its own merit;

12, 14, 15 & 18 See appraisal;

16. Planning permission was required for the extension 1991 and for the current proposal as permitted development rights have been exceeded;

17. Every application is dealt with on its own merits on a land use basis and the identity of the developer or the architect is not a material consideration;

19. The planning authority will assess the proposal submitted in accordance with adopted policy and guidelines.

APPRAISAL

The proposal is reported to Committee as there are a number of objections to the scheme, none of which are from properties in the immediate vicinity. The attached neighbour supports the proposal.

The development is for the conversion of an existing double garage, a porch and two dormer extensions to the front elevation and a dormer extension and single storey extension to the rear.

In assessing the proposed works Policy SP2 and Supplementary Planning Guidance (SPG) 2 are relevant.

The application site is on a large corner plot with the front aspect facing Tennyson Drive and the side aspect facing Longfellow Drive in Cefn Glas, Bridgend. There are existing single storey and dormer extensions on the rear elevation of this property and the proposed works will not extend the dwelling any closer to the rear boundary of the site, which is the boundary with the large rear

garden of 5 Browning Close. As such, it is considered that these works will have no detrimental effect on the amenities of the property to the rear.

The development will extend closer to the side/rear boundary of 27 Longfellow Drive, however, it is not considered that the single storey extension will have a significant effect on that property.

The new rear dormer window will be adjacent to the boundary of the other half of this semi-detached property, 34 Tennyson Drive, and could result in the overlooking of this garden. This will be a secondary window to serve that bedroom and it is, therefore, considered reasonable to require the window to be obscurely glazed to safeguard the privacy of the occupiers of that property and comply with Note 6 of SPG2. The single storey extension will also extend up to the boundary with 34 Tennyson Drive but it is not considered that this element will have a significant effect on that property.

With respect to the dormers on the front elevation SPG2 indicates that the key principles in respect of such extensions are that dormer windows should be subservient to the main roof and should normally use the same pitch and roofing details as the main roof and also dormer windows should be positioned to complement the pattern of the windows on the rest of the house. With respect to the materials the existing dormer is clad in white boarding and whilst hanging tiles would have been preferable, introducing a new finish on the front elevation would upset the appearance of the property.

It was noted whilst on site that there are numerous properties within this area with large dormers, which have also been extended and occupy a corner plot such as this. The external finishes are also varied.

The proposed porch to the front elevation of this property will occupy a relatively small portion of the front elevation and will only project 1.5m from the main building line.

Note 18 of Supplementary Planning Guidance 02: Householder Development states:-

"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."

As there is also a porch on a property on the opposite side of the road to the application site it is considered that this part of the proposal will not have a detrimental effect on the character of the street scene.

The front of the property will provide a parking area part of which is existing. There are no highway objections to the scheme, however, given that the development will result in the loss of the garage and the proposed porch will reduce the length of the driveway to the front of the property, a scheme of parking for the provision of 3 off street parking spaces will be required.

It is considered that the proposed alterations and extensions are acceptable and comply with Policy SP2 and SPG2.

CONCLUSION

The application is recommended for approval as the development is compatible with Council Policy SP2 and Supplementary Planning Guidance 02: Householder Development and will not adversely impact on highway safety nor visual amenity nor so significantly impact on the amenities of neighbours or the character of the street scene as to warrant refusal of the scheme.

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: plan numbers sheet 2 of 3, stamped AMENDED PLAN and date stamped - 8 Apr 2015.

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

- 2 No development shall commence until a scheme for the provision of 3 off street parking spaces has been submitted to and agreed 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 as such thereafter.

Reason: In the interests of highway safety.

- 3 The window serving the new rear dormer shall be fitted with obscure glazing to a minimum of level 3 on the Pilkington index of obscurity. The window shall be fitted prior to the beneficial use of the extension hereby approved and shall then be retained in perpetuity.

Reason: In the interests of privacy and residential amenities.

*** THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS**

a) The application is recommended for approval as the development is compatible with Council Policy SP2 and Supplementary Planning Guidance 02: Householder Development and will not adversely impact on highway safety nor visual amenity nor so significantly impact on the amenities of neighbours or the character of the street scene as to warrant refusal of the scheme.

b) Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. The Highway Maintenance Inspector for the area can be contacted at Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend or by telephone on (01656) 642541.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None