

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/155/FUL

APPLICANT: MRS JOY PARISH
57 DANYGRAIG AVENUE PORTHCAWL

LOCATION: 53 DANYGRAIG AVENUE PORTHCAWL

PROPOSAL: RECONSTRUCT AND REROOF EXISTING FRONT BAY, INTERNAL STRUCTURAL ALTERATION & DETACHED GARAGE EXTENSION

RECEIVED: 6th March 2015

SITE INSPECTED: 23rd March 2015

APPLICATION/SITE DESCRIPTION

The application seeks planning permission to replace the existing front bay projection and to extend the existing garage to the rear to form a double garage.

The property currently has a front bay projection which measures 7.6m x 1.2m and has a marginally sloping roof form which reaches a maximum height of 2.8m. The replacement front projection will be of the same dimensions in terms of width and depth and will be finished with a sloping roof, merging with the existing roof, reaching a maximum height of 3.9m.

The existing garage on site measures 9m x 3m and is finished with a flat roof reaching 2.4m in height. The application proposes to alter the garage so that it measures 5.9m x 5.35m and will be finished with pitched roof reaching a maximum height of 3m.

The application property is a detached dormer bungalow located on Dan y Graig Avenue, Porthcawl.

RELEVANT HISTORY

None

PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations expired on 29 April 2015.

NEGOTIATIONS

None

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 10th March 2015

Has no objections to the proposal.

Cllr Ken Watts

Considers that the application can be determined under officer delegated power.

Application Number

P/15/155/FUL

CHESTNUT DRIVE

WILLOW CLOSE

LB

DANYGRAIG AVENUE

CEDAR GARDENS

HOLLY WALK

LINDEN WAY

MAPLE WALK

ROMAN DRIVE



Scale 1:1,250

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 Sirol



Head Of Street Scene (Highways)

Has no objection to the proposal.

REPRESENTATIONS RECEIVED

Walter Burton, 55 Danygraig Avenue

Objects to the proposal and has requested to speak at the Development Control Committee meeting. The objections are summarised as follows:-

- Incorrect development description
- Original bay was built without planning permission
- Front extension protrudes beyond the building line
- Out of keeping in the street scene
- Adverse impact on visual amenities
- Loss of boundary wall between properties
- Potential damage to property due to demolition of the existing garage
- Loss of privacy
- No notification in respect of Part Wall Act 1996
- Requests that the right-hand wall of the garage remains standing.

Rosemary Thomas, 51 Danygraig Avenue

Objects to the proposal for the following reason:-

- Outside of the building line
- Loss of view
- Design is out of keeping
- Utility room has been built without planning

Mrs C Penston, 1 Cedar Gardens

Objects to the proposal for the following reasons:-

- The garage would tie in with the garage at 1 Cedar Gardens
- Garage at 1 Cedar Gardens would no longer be free standing
- The pitched roof will be obtrusive and out of keeping in the area

COMMENTS ON REPRESENTATIONS RECEIVED

The visual impact of the proposed development is addressed in the Appraisal section of this report.

The development description is considered to accurately reflect the development being proposed.

The existing front extension appears to have been erected without the benefit of planning permission, however the structure has been in place in excess of 4 years and is, therefore, immune from any enforcement action. Furthermore, the application seeks planning permission to replace this element.

Note 18 of Supplementary Planning Guidance 02 states 'Front extensions that come forward of a building line, including porches should be designed to the highest standards in recognition of their prominence in the street scene.' The front projection proposed will be of the same dimensions as that of the existing and, as such, will not project further forward of the existing

building line. The proposed development is similar in design to that of the existing front extension and a condition shall be attached to any permission granted requiring the materials used in the external surfaces of the development to match those used in the existing dwelling house.

The demolition of part of the existing garage and boundary wall does not require planning permission and any damage caused during the construction of the development would be a private matter between the parties involved. The submitted plans show that the rear wall of the existing garage will be retained and will form part of the proposed garage and a new parapet wall will form the side elevation of the proposed garage, which will adjoin the boundary of 55 Dan y Graig Avenue.

In order to ensure that privacy standards are not infringed a condition shall be attached to any permission granted which will require details of boundary treatment to be submitted to and agreed in writing by the Local Planning Authority.

The agent has served Notice on 1 Cedar Gardens and submitted the appropriate Certificate B, as the rear elevation of the proposed extended garage will 'tie in' with the side elevation of the existing garage at 1 Cedar Gardens. The agent has fulfilled the requirements of the planning legislation in regard to the extended garage, however, permission to 'tie in' with property outside of the applicant's control is a private matter between the parties involved. The agent has also served Notice on the owner of 55 Dan y Graig Avenue as the garage will 'tie in' with the boundary wall at No. 55.

The loss of view is not a material planning consideration.

Compliance with the Party Wall Act is a private matter between the parties involved, however, standard Note D of any decision notice draws the attention of the applicant of the provisions of the Act.

With regard to the comments in respect of the utility room being built without planning permission it would appear that the side extension would be classed as permitted development as the extension does not exceed 3m in height.

APPRAISAL

The application is referred to the Development Control Committee for determination in view of the objections received from local residents.

The application proposes to replace the existing single storey front projection with a sloping roof front projection and to alter the existing garage to form a double garage.

The proposed development will replace an existing front projection with a development of the same width and depth. Although the existing front projection has a sloping roof it has the appearance of being finished with a flat roof as the gradient of the slope is so minimal. There are several other properties with front extensions in the immediate vicinity of the site and, as such, the proposed development is not considered to be out of keeping in the street scene. The other front projections in the street scene are finished with a variety of roof types including flat roofs, sloping roofs extending from the main roof and hipped roofs. A similarly designed roof form to that being proposed can be found at 65 Dan y Graig Avenue.

The roof of the proposed front extension will join with the existing roof and, provided the roof tiles match the existing roof tiles, the proposed development is not considered to have an adverse impact on the visual amenities of the area.

The proposed garage will be located at the very rear of the site and, as such, will not be a prominent feature in the street scene and will not be harmful to the visual amenities of the area.

The proposed garage will be to the rear of the property and will be screened, in part, from the neighbouring properties by the existing boundary treatment. The garage will be on a lower level than the property to the rear, 1 Cedar Gardens, and, as such, does not raise any overriding concerns in regard to residential amenity.

The proposed extended garage will be built on a section of the existing rear garden area. The amount of rear garden area remaining will measure approximately 120 square metres, which is considered to be a sufficient amount of amenity space to serve a modest dormer bungalow.

The proposal will result in the loss of boundary treatment between the application site and 55 Dan y Graig Avenue and mutual overlooking of the respective garden areas will be possible. In order to ensure that privacy standards are maintained a condition shall be attached to any permission granted requiring a scheme showing the replacement boundary treatment proposed to be agreed.

The development also includes alterations to the internal layout and the replacement of the existing kitchen door and window with a window, which will serve a kitchen/diner. The proposed window will not directly face any habitable room windows at 55 Dan y Graig Avenue and, as such, will not have an impact on privacy standards. Furthermore, the replacement window is considered to be permitted development.

Whilst determining this application Policy SP2 of the Bridgend Local Development Plan and Notes 6, 8, 10, 11, 12 & 18 of Supplementary Planning Guidance 2 were considered.

CONCLUSION

Notwithstanding the objections received, this application is recommended for approval because the development complies with Council policy and Council's guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

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:

Proposed Elevations Drw No. 4 of 4
Proposed ground floor Plan Drw No. 3 of 4.

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

- 2 The materials to be used in the construction of the external surfaces of the approved front extension shall match those used in the existing building.

Reason : To secure the maximum degree of unity between existing and proposed development so as to enhance and protect the visual amenity of the area.

- 3 No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected and a timetable for its implementation. Development

shall be carried out in accordance with the agreed plan and timetable.

Reason : To ensure that the general amenities of the area are protected.

* THE FOLLOWING IS AN ADVISORY NOTE AND NOT A CONDITION

Notwithstanding the objections received, this application is recommended for approval because the development complies with Council policy and Council's guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None