

RECOMMENDATION : RETROSPECTIVE GRANT WITH CONDITIONS

REFERENCE: P/15/364/FUL
APPLICANT: MISS C LANE
9 CALDY CLOSE PORTHCAWL
LOCATION: 9 CALDY CLOSE PORTHCAWL
PROPOSAL: AMENDMENTS TO PLANNING CONSENT P/14/74/FUL TO INCLUDE
GROUND FLOOR EXTENSION
RECEIVED: 2nd June 2015

APPLICATION/SITE DESCRIPTION

The application seeks retrospective planning permission to make alterations to planning permission P/14/74/FUL, for a two storey extension and alterations to this detached dwelling at Caldyclose, Porthcawl.

The alterations include the erection of a single storey side extension which measures 7.33m x 4.34m with a pitched roof reaching a maximum height of 3.8m. The extension serves a utility room and replaces the former store/garage, which measured 4.35m x 3m.

The application also includes the insertion of a first floor bedroom window on the eastern elevation and seeks to regularise the replacement of the approved ground floor living room window with patio doors on the same elevation.

Planning permission was granted by the Development Control Committee in 2014 for a two storey extension and alterations to this detached dwelling located on a corner plot with Caldyclose and Angelsey Way, Porthcawl. The development was not constructed in accordance with the approved plan and this application seeks to regularise the situation.

The application seeks retrospective planning permission for the following changes to the original planning permission:-

- Single storey side extension to replace the detached store,
- Insertion of a first floor bedroom window on eastern elevation, and
- Replacement of ground floor window with patio doors on the eastern elevation.

RELEVANT HISTORY

P/13/762/FUL REFUSED 22-11-2013
PROPOSED TWO STOREY EXTENSION

P/14/74/FUL APPROVED 07-03-2014
+conditions
PROPOSED TWO STOREY EXTENSION - RE-SUB OF REFUSAL P/13/762/FUL

PUBLICITY

Application Number

P/15/364/FUL



Scale 1:2,500

Date Issued:
15/07/2015

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 Stral



Neighbours have been notified of the receipt of the application.
The period allowed for response to consultations expired on 15 July 2015.

NEGOTIATIONS

None

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 17th June 2015

Has no objection to the proposal

Councillor N Clarke

Requested that the application be referred to Development Control committee and a full site visit be undertaken in view of the impact on neighbours.

REPRESENTATIONS RECEIVED

Gareth R Thomas, 4 Caldys Close

Objects to the proposal for the following reasons:-

- Retrospective planning application, which was not in accord with the approved plans.

Celia Barron, 25 Anglesey Way

Raised the following concerns:-

- Scale and proximity of development to 25 Anglesey Way
- Loss of privacy from bathroom as a back door has been added to gable end
- Developer disregard for planning law

C Inskip, 18 Anglesey Way

Objects to the proposal for the following reasons:-

Extension built on boundary

Out of keeping with the area

Developer appears to have disregard for planning laws

Mary Long, 23 Anglesey Way

Considered that the development is not in keeping with the area and is concerned that the extension was erected without planning permission.

COMMENTS ON REPRESENTATIONS RECEIVED

The application seeks retrospective planning permission as the development has not been constructed in accordance with the plans approved under P/14/74/FUL. However, the applicant is seeking to rectify this by applying for retrospective planning permission and this is a recognised procedure for regularising development.

With regard to the concern expressed in relation to the impact of the extension on the neighbours privacy, the door added to the gable end serves a utility room which is not a habitable room and the existing boundary treatment screens the development from No. 25. A condition will

be attached to any permission granted, as it was to the original planning permission, requiring a boundary treatment scheme to be submitted to and agreed in writing by the Local Planning Authority and the agreed boundary treatment to be retained in perpetuity.

In respect of the concern expressed regarding noise, the application property is located in a built up area and due to the close proximity of the properties at this location, it is expected that there will be an element of mutual overhearing of activities at neighbouring properties. In this case it is not considered reasonable to refuse planning permission for this reason alone.

The applicants regard for the planning process is not material in this circumstance.

APPRAISAL

The application is referred to the Development Control Committee for determination at the request of the local member.

The application seeks retrospective planning permission for a single storey side extension, the insertion of a first floor bedroom window and to replace ground floor window with patio doors on the eastern elevation.

The extension will be located within close proximity to the neighbouring property, 25 Angelsey Way. However, as the extension is single storey, there are no habitable room windows at No. 25 directly facing the extension and a condition imposed requiring a boundary treatment scheme, the extension is not considered to give rise to any overriding residential amenity concerns and, as such, does not warrant refusal of the scheme. Furthermore, the extension replaces a former garage/store and, is not reducing the amount of useable amenity space serving the extended dwelling.

The extension is considered to be acceptable in terms of visual amenities.

The first floor window and patio door on the eastern elevation are some 28m from the nearest directly facing habitable room window and, as such, are considered to be acceptable in terms of privacy. The window and patio doors match the existing fenestration at the property and are, therefore, acceptable in terms of visual amenity.

Whilst determining this application Policy SP2 of the Bridgend Local Development Plan and Notes 1,2,6,8,1 & 11 of Supplementary Planning Guidance 2 were considered.

CONCLUSION

Notwithstanding the objections received, 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

(R64) That approval be GRANTED subject to the following condition(s):-

1 The following is the approved plan:-

Proposed Extensions No. 04 (received on 2 June 2015).

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

development.

- 2 Within one month of the date of this consent a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to the Local Planning Authority for agreement. Development shall be carried out in accordance within one month of the date of agreement of the agreed plan and timetable and shall be retained as such in perpetuity.

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, 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