

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/416/FUL
APPLICANT: MR GWYN SINGLETON
8 BEECH ROAD NEWTON PORTHCAWL

LOCATION: 59 NEWTON NOTTAGE ROAD PORTHCAWL

PROPOSAL: RAISE ROOF OF BUNGALOW TO PROVIDE 1ST FLOOR: SINGLE & TWO STOREY REAR EXTENSIONS; NEW PORCH/STUDY & GARAGE

RECEIVED: 30th June 2015

SITE INSPECTED: 21st July 2015

APPLICATION/SITE DESCRIPTION

The application seeks consent to raise the roof of an existing bungalow to a height of 5.5 metres to provide a first floor and to erect a single storey and a two storey extension to the rear. An integral garage with attic space is also proposed.

The two storey extension will measure 6.5 metres x 3.8 metres with a height of 5.5 metres. The single storey measures 6.5 metres x 3.8 metres with a height of 3.8 metres. The new garage will have an internal layout measuring 3.1 metres x 8.1 metres.

The application also seeks consent to provide a small extension to the front which will measure 3.1 metres x 1.5 metres with a height of 4.5 metres.

RELEVANT HISTORY

None

PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 2 August 2015

NEGOTIATIONS

Amended plans were requested showing the proposed Juliet balcony on the rear elevation of the second floor rear extension and a high level window on the side elevation. Both the balcony and window will serve a new bedroom.

Amended plans were received on 17 August 2015. However, instead of a high level window on the side elevation the plans show four rooflights.

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 6th July 2015

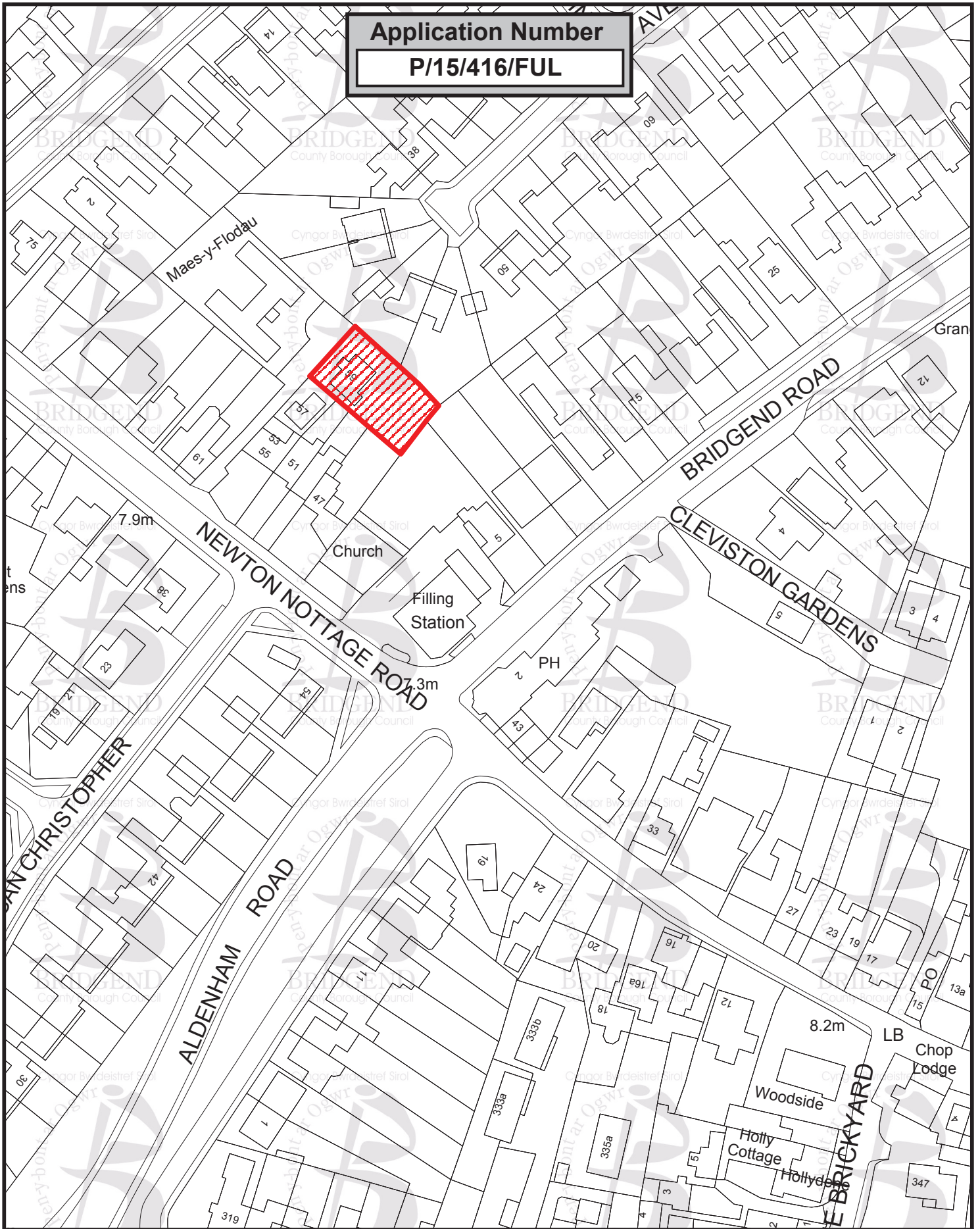
has no objection to the proposal

Cllr Ken Watts

considers the application can be determined under officer delegated power

Application Number

P/15/416/FUL



Scale 1:1,250

Date Issued:
24/08/2015

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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REPRESENTATIONS RECEIVED

Objections Were Received From:, -

Jenny Townhill: 47 Newton Nottage Road;
Mrs B V Cubbin: 51 Newton Nottage Road;
Mr Ian Cubbin: 53 Newton Nottage Road;
Mr & Mrs D E V Smith: 46 Austin Avenue

The main issues raised are summarised as follows:

Loss of privacy
Possible loss of Leylandii trees
Loss of daylight
Out of scale with property opposite

G James: 57 Newton Nottage Road supports the proposal.

COMMENTS ON REPRESENTATIONS RECEIVED

The original plans had a Juliet balcony on the side elevation of the second floor rear bedroom with a window to the rear elevation. To overcome any privacy issues the plans were amended to show the Juliet balcony on the rear elevation. There will be no window in the side elevation however, the amended plans propose four rooflights on the first floor bedroom extension.

The Leylandii trees between 47 and 59 Newton Nottage Road are not covered by a Tree Preservation Order and the property is not within a Conservation Area.

The demolition of the existing garage will remove the boundary wall between 59 Newton Nottage Road and 46 and 48 Austin Avenue. A condition will be imposed for the erection of a boundary treatment between the properties.

There are a number of properties within the vicinity which are two storey dwellings.

APPRAISAL

The application is referred to Committee due to the objections received from local residents.

Whilst determining this application Policies SP2 of the Bridgend Local Development Plan and Notes 1, 2, 6, 8, 9, 11 and 18 of Supplementary Planning Guidance 02 (SPG02) are considered.

The application seeks consent to raise the roof of the bungalow to create a first floor and to erect a single and two storey extensions to the rear. The proposed first floor will provide a new bedroom and shower room and a store above the new integral garage. The two storey extension will provide a ground floor living room with a bedroom above and the single storey extension will provide a bedroom with an en-suite.

Note 6 of SPG02 states 'An extension should respect the privacy of neighbouring houses', and Note 1 of SPG02 states 'No extension should unreasonably dominate the outlook of adjoining property.' Originally the applicant proposed a window to the first floor of the rear elevation and a Juliet balcony to the side elevation of the two storey extension. There was a distance of 9 metres between the window in the side elevation and the boundary of the dwelling. However amended plans were received to move the Juliet balcony to the rear elevation and to remove the window in the side elevation. The plans now show four rooflights on the first floor bedroom extension. It is considered that this addresses any overlooking issues and also ensures privacy

standards were maintained.

Note 2 of SPG02 states 'No extension should unreasonably overshadow adjoining property.' Whilst the development will result in some overshadowing, it is considered that the impact will not be so significant as to warrant refusal. The height of the dwelling will be increased by 0.5metres and, therefore, increase in level to the roof of the property will not so significantly impact on the visual amenities of the area or the street scene as to warrant refusal.

Note 18 of SPG02 states 'Front extensions that come forward of a definable building line, including porches, should be designed to the highest standards in recognition of their prominence in the street scene.' The application also seeks consent to provide a small extension to the front. The proposed front extension will not come forward of the original building line as it will be constructed to be in line with the existing porch. The property is at the end of a private lane that serves three properties and 59 Newton Nottage Road cannot be seen from a public viewpoint. As such, the impact of the proposed porch on the street scene is not considered to be so significant as to warrant refusal of the scheme.

An existing garage is to be demolished and replaced with a slightly smaller garage. Note 9 of SPG02 states ' Off street parking should be available to meet the County Borough Council's guidelines for a dwelling of the size after extension'. Although the height of the dwelling is to be increased to provide an additional floor, the number of bedrooms is not to be increased. Therefore, the parking arrangements for the property will not significantly alter.

CONCLUSION

This application is recommended for approval because the development complies with Council policy and 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 No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan providing details of boundary treatment along the common boundary with 46 and 48 Austin Avenue indicating 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 safeguard the privacy of neighbouring occupiers and to ensure that the general amenities of the area are protected.

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

Proposed development at 59 Newton Nottage Road - Sheet 3 of 4 - date stamped received 17 August 2015

Proposed development at 59 Newton Nottage Road - Sheet 4 of 4 - date stamped received 17 August 2015

Proposed development at 59 Newton Nottage Road - Sheet 2 of 2 - date stamped received 30 June 2015

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

- 3 The materials to be used in the construction of the external surfaces of the approved development 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.

* THE FOLLOWING IS AN ADVISORY NOTE NOT A CONDITION

This application is recommended for approval because the development complies with Council policy and 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