

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/431/FUL
APPLICANT: LANCASHIRE MORTGAGE CORPORATION
LAKE VIEW LAKESIDE CHEADLE CHESHIRE
LOCATION: 48 PARK STREET BRIDGEND
PROPOSAL: DEMOLISH EXISTING BOUNDARY WALL, CONSTRUCT NEW VEHICLE
ACCESS & RECONFIGURE EXISTING CAR PARKING SPACES
RECEIVED: 6th July 2015
SITE INSPECTED: 30th July 2015

APPLICATION/SITE DESCRIPTION

The application seeks consent to demolish part of the front boundary wall and create an additional vehicular access and reconfigure the existing parking arrangements

RELEVANT HISTORY

P/04/1675/FUL APPROVED 15-04-2005
+conditions
Change of use of Semi-Detached Dwelling into 4 Apts. - 2 No. 2 Bed & 2 No. 1 Bed.
(AMENDED ACCESS ARRANGEMENTS)

P/05/890/FUL APPROVED 04-10-2005
+conditions
ALTERATION FROM BASEMENT TO SELF CONTAINED APARTMENT & TO INCLUDE
ROOF SPACE AS LIVING ACCOMMODATION

PUBLICITY

Neighbours have been notified of the receipt of the application.
The period allowed for response to consultations/publicity expired on 9 August 2015

NEGOTIATIONS

None

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 13th July 2015
has no objection to the proposal

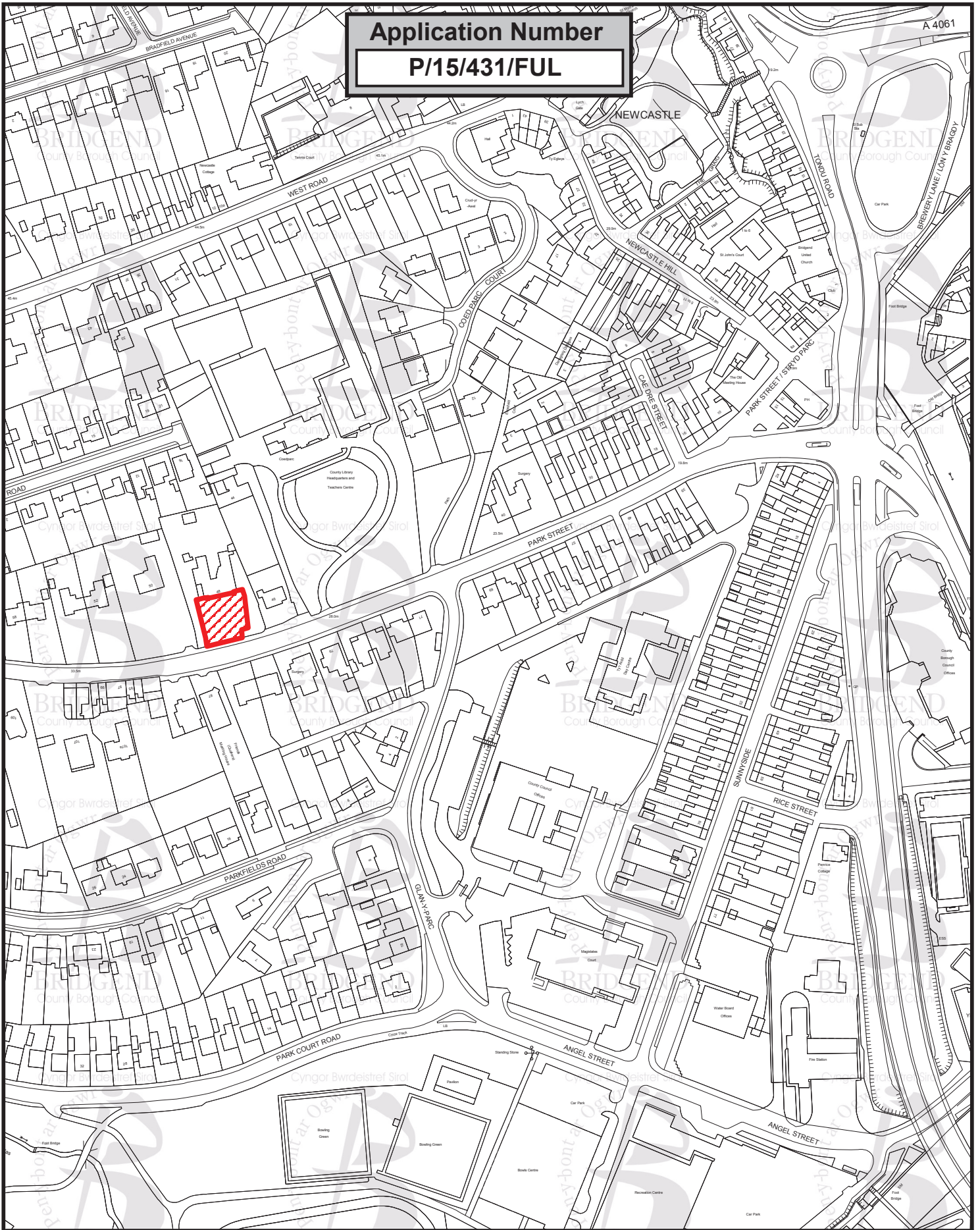
Head Of Street Scene (Engineers)

has no objection subject to an advisory note

Application Number

P/15/431/FUL

A 4061



Scale 1:2,500

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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(100023405)

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REPRESENTATIONS RECEIVED

Mrs J Davies, Westgate

supports the proposal

Letters Of Objection Have Been Received From The Following:, .

Stephen & Helen Dunlop - 50 ParkStreet

Dr Richard Logan - 79 Park Street

Craig Tarr - 81 ParkStreet

G D Copus - 85 Park Street

R C Tipping - 83 Park Street

J S & D A McIntosh - Eastgate, 48B Park Street

Lynne Rees - 2 Elmsfield Court

Mrs Carolyn Diana Jones - 46 Park Street

The following is a summary of the objections received from local residents:-

1. Loss of trees
2. Insufficient parking spaces provided
3. An additional vehicle access to dwelling will create safety issues
4. The removal of the front wall
5. Highway objections to previous application at 50 Park Street
6. Drainage

COMMENTS ON REPRESENTATIONS RECEIVED

1. The trees at the front of the property are not covered by Tree Preservation Orders and are not within a Conservation Area. Therefore, no consent is required for their removal.
- 2/3. These have been addressed in the main body of the report
4. The removal of the wall does not require planning permission.
5. The application referred to (P/12/859/FUL) relates to the provision of additional accommodation to the site and not to the creation of an additional vehicular access.
6. it is the responsibility of the developer to ascertain the position of the drain and other utilities.

APPRAISAL

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

The application seeks consent to remove part of the front boundary wall to create an additional vehicular access to the dwelling off a classified road and to reconfigure the existing parking area. Although the site currently benefits from two accesses the access serving 48A Park Street is restricted to the use of this property only.

48 Park Street has been converted into 6 apartments and does not benefit from exclusive access, No. 48 and currently shares the remaining access with 48B Park Street. However, due to ownership issues, 48 Park Street no longer benefits from the use of this access and therefore, in order to provide any form of off-street parking a new access is required. The current application relates to a parking scheme and access for 48 Park Street only to serve the 6 apartments within this building.

It is acknowledged that the proposal would have some affect on the access to 48B Park Street, however, there will still be sufficient space for 2 off street parking spaces to serve No. 48B. It should also be noted that a fence/wall could be erected under permitted development rights at anytime which could similarly restrict vehicular access to No.48 and it is considered that this is

not of fundamental concern in the determination of this application.

The original planning consent (P/04/1675/FUL refers) provided parking for 12 cars. It is considered that, due to the location of the site (close to the Town Centre) and the amendments to off-street parking requirements, a reduction in parking spaces will be acceptable. The scheme submitted with the application does not, however, show an adequate amount of spaces and a condition will be added to any consent to provide a parking scheme for 8 vehicles prior to commencement of the scheme.

The Group Manager Transportation and Engineering (Highways) has no objections to the proposal and it is, therefore, considered that the scheme would not have any significant adverse effect on highway/pedestrian safety.

Whilst determining this application Policy SP2 of the Bridgend Local Development Plan was considered.

CONCLUSION

This application is recommended for approval because the development complies with Council policy and guidelines and does not raise any overriding issues in terms of amenity or design.

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:-

Project No. T452

Drawing Nos. P103, P104, P105, P106

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

- 2 Notwithstanding the requirements of condition 1, no development shall commence until a scheme for the provision of 8 off street parking spaces has been submitted to and agreed in writing by the Local Planning Authority. The parking area shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained for parking purposes in perpetuity.

Reason: In the interests of highway safety.

- 3 The access/drive/turning facility shall be completed in permanent materials in accordance with the details prior to the development being brought into beneficial use and thereafter retained as access/drive/turning facility in perpetuity.

Reason: In the interests of highway safety.

- 4 The proposed vision splays shall be provided before the development is brought into beneficial use and retained as such thereafter in perpetuity

Reason: In the interests of highway safety.

- 5 No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a. All new retaining walls on the site should be designed by a suitable qualified engineer. Under the requirements of the Mid Glamorgan Act the calculations and drawings for any retaining walls with a retaining height of 1.5 metres or greater should be passed to the Local Authority for checking.

b. This application is recommended for approval because the development complies with Council policy and guidelines and does not raise any overriding issues in terms of amenity or design.

c. Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. You should contact the highway maintenance inspector for the area, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541.

d. Rainwater run-off shall not discharge into the highway surface-water drainage system. Failure to ensure this may result in action being taken under section 163 of the Highways Act 1980.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None