

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/526/FUL
APPLICANT: VIVARD LTD
4 GREAT HOUSE MEADOWS LLANTWIT MAJOR
LOCATION: LAND REAR 26-27 CLOS PEN LLWYN BROADLANDS BRIDGEND
PROPOSAL: CONSTRUCTION OF NEW DETACHED DWELLING
RECEIVED: 11th August 2015
SITE INSPECTED: 24th August 2015

APPLICATION/SITE DESCRIPTION

The application seeks planning permission for the erection of one dwelling at this plot of development land in the Broadlands Estate, Bridgend.

The proposal is for a split level three storey dwelling with the two storey element facing the south and forming the front elevation of the proposed dwelling and the three storey element facing the north and forming the rear elevation. The dwelling will comprise undercroft parking, a lounge, study, kitchen/dining room, utility room and w.c. at ground floor level and 4 bedrooms and a bathroom at first floor level.

The proposed dwelling will be 15m wide, 9m deep and will reach a maximum height of 10.1m.

The application site is a parcel of undeveloped land in the Broadlands Estate, which is accessed via a private drive which also serves 1 & 2 Clos Pen Llwyn.

RELEVANT HISTORY

P/05/1589/FUL APPROVED 12-05-2006
+conditions
CONSTRUCT SINGLE DWELLING

P/11/261/RLX Conditional relax 09-06-2011
RELAX TIME CONDITION TO EXTEND EXPIRY DATE OF P/05/1589/FUL FOR A FURTHER
5 YEARS

P/15/101/FUL REFUSED 02-04-2015
CONSTRUCTION OF NEW DETACHED DWELLING

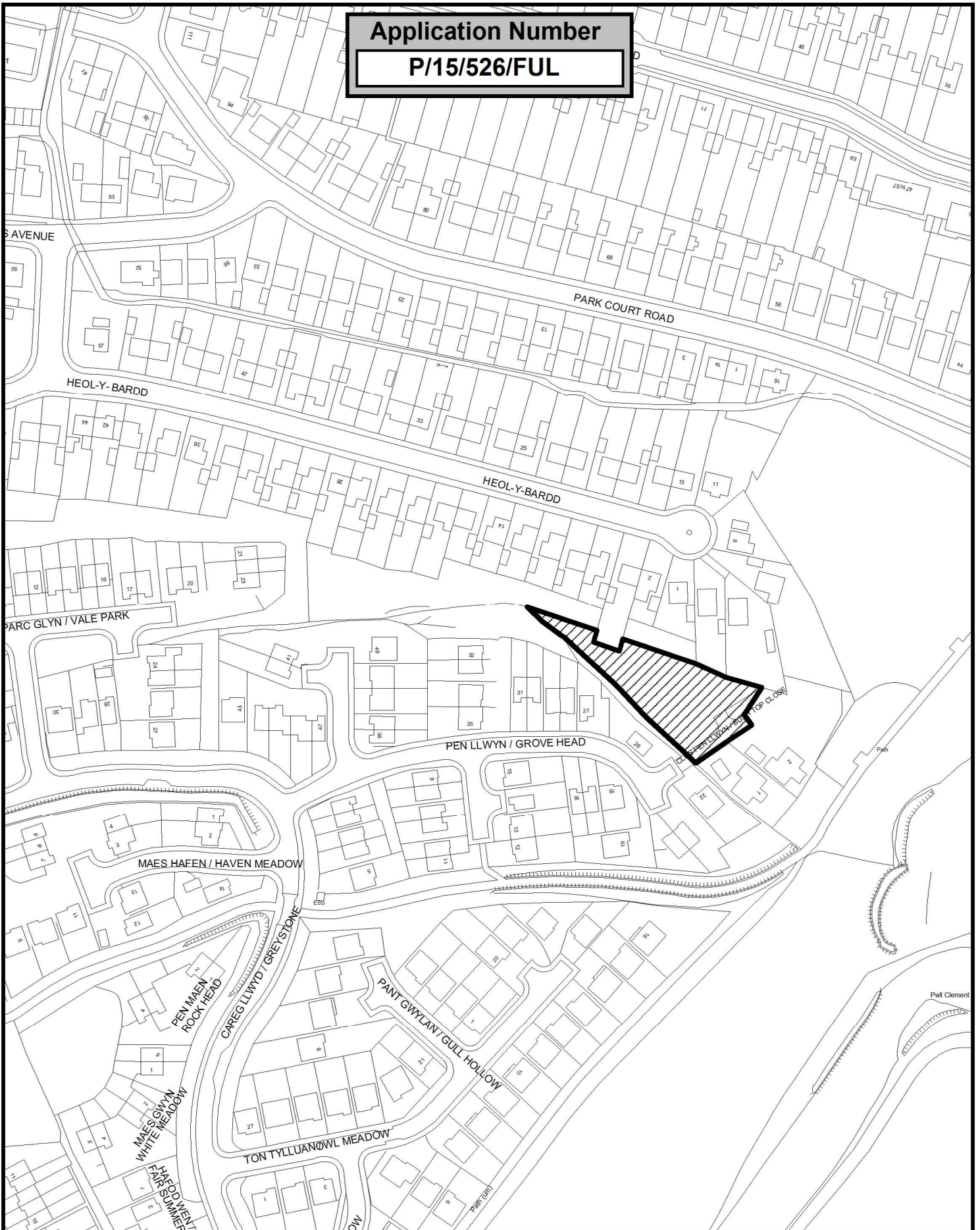
PUBLICITY

The application has been advertised on site.
Neighbours have been notified of the receipt of the application.
The period allowed for response to consultations expired on 11 September 2015.

NEGOTIATIONS

Application Number

P/15/526/FUL



Scale 1:1,750

Date Issued:
05/10/2015

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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Cyngor Bwrdeistref Siro



The applicant was advised that Question 16 was incorrect as there are several trees on site. A tree survey was requested and received on 25 September 2015.

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 14th August 2015

Head Of Street Scene (Highways)

Has no objection to the proposal subject to a condition.

Destination & Countryside Management

Requested that a condition be attached to any permission granted.

Head Of Street Scene (Drainage)

Advised on drainage.

Natural Resources Wales

Has no objection to the proposal.

Welsh Water Developer Services

Advised on sewerage.

REPRESENTATIONS RECEIVED

Objections Were Received From The Following:, -

A Garrett - 3 Heol y Bardd, Bridgend
R Hodges - 18 Maes y Eirlys, Broadlands
N Stocker - 29 Pen Llwyn, Broadlands

The objections are summarised as follows:-

1. Application form incorrectly states there are no hedges or trees to be removed
2. Broadlands Development Brief stated there would be a 10m tree band between new and existing development.
3. Loss of trees and wildlife corridor
4. Overshadowing and overlooking of properties to rear
5. The dwelling is out of keeping with the area
6. Loss of green area
7. Impact on drainage
8. Potential damage caused to neighbouring property
9. Loss of view

COMMENTS ON REPRESENTATIONS RECEIVED

1. A Tree report was submitted on 25 September 2015 to address the issue of tree removal on the site.

2. The original Broadlands Development Brief states that a 10m tree buffer should be retained between new development and existing development. The submitted Tree Report states that 10m tree buffer will be retained, in part. However, parts of the boundary will provide a buffer area reducing to 6.5m in depth due to encroachment of the buffer area by the properties to the rear and an easement running across the site. Some works will be carried out to the shrubs and undergrowth. The proposed development will retain a buffer area between the proposed dwelling and existing dwellings, albeit not 10m in parts, and, as such, is considered acceptable. Furthermore, the trees in the buffer zone are not protected by a Tree Preservation Order and could be removed at any time.
3. In regard to the impact on wildlife, the application has been assessed by Natural Resources Wales and the Council's Ecologist who have offered no objection to the proposal.
4. The proposed dwelling will be a minimum of 17m from the boundaries of the properties of Heol Y Bardd and, as such, the proposed development is considered not to overlook or overshadow the properties at Heol Y Bardd to an unacceptable degree.
5. The proposed dwelling is considered to be in keeping with the street scene. Whilst, a split level dwelling is proposed, with three storeys to the rear, the three storey element will not be visible from any public vantage points and, as such, is considered acceptable in visual amenity terms.
6. The area of land has always been in private ownership and has at no point been a public open space.
7. Welsh Water and the Land Drainage section have assessed the scheme and have no objections to the proposal subject to conditions.
8. If any damage is caused to private property during construction works or any other works this is a private matter between the parties involved.
9. Loss of view is not a material planning consideration in this case.

APPRAISAL

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

The application seeks planning permission to erect a single split level dwelling on this plot of undeveloped land at Broadlands, Bridgend.

Planning permission was granted for a dwelling on the site in 2006 and a further application for an extension of time to the consent was granted in 2011. The planning permission expired on 9 June 2014.

An application for planning permission for a similar dwelling to that being proposed was refused on 2 April 2015, as it was considered that the design of the dwelling represented an incongruous element in the street scene. The current application proposes an amended dwelling which has improved the standard of design. The proposed dwelling now features fenestration to the front elevation, chimneys and a front gable feature to reflect the local vernacular.

The application site is located within the settlement boundary of Bridgend as identified by Policy PLA1 of the Local Development Plan (LDP) and, as such Policy COM3 of the LDP is relevant.

Policy COM3 states:-

'Residential developments within settlements boundaries defined by Policy PLA1 on 'windfall'

and 'small scale' sites for the conversion of existing buildings, or the re-use of vacant or under-utilised land will be permitted where no other LDP policy protects the building or land for an existing or alternative use.'

The proposed dwelling is considered to be compliant with Policy COM3 of the LDP. All new development in the County Borough is also assessed against Policy SP2 of the LDP, which states:-

All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.

The application site is surrounded by detached dwellings to the south, north and east. There is a line of dense trees located to the west of the site, which defines the boundary between the Broadlands Estate and Heol y Bardd. Access to the site will be via Clos Pen Llywn and, as such, the proposed dwelling is considered to relate to the street scene of Clos Pen Llywn, Broadlands. The dwellings to the south of the site at Clos Pen Llwyn are of a traditional design and are finished with pitched roofs with front gable features. The materials are a mixture of render, red brick and slate and concrete roof tiles.

The proposed dwelling would be served via a private drive, which currently serves 1 & 2 Clos Pen Llwyn. These dwellings are of a more contemporary design and style than the other properties in Clos Pen Llwyn. It is considered that the proposed dwelling will respect the architectural form of these properties and have some design reference to the street scene to the south of the site. Consequently, the proposed dwelling is considered to be acceptable in the street scene and will not have a detrimental impact on the visual amenities of the area to warrant refusal of the scheme.

The proposed dwelling, whilst of a modern design, makes reference to the existing properties at Clos Pen Llwyn by means of the gable features and chimneys. A condition is recommended which requires details of the materials to be used in the external surfaces to be submitted to the Local Planning Authority for agreement, which will ensure that the materials are suitable in terms of visual amenity.

The proposed dwelling is located on a plot of land which is at a lower level than the highway and, as such, will not be a prominent feature in the street scene.

In terms of the impact on residential amenities, the proposed dwelling will be in excess of 21m from the properties to the rear at Heol Y Bardd and, as such, is considered not to adversely affect these properties. The application proposes habitable room windows on the south western elevation which will face 1 & 2 Clos Pen Llwyn at a distance less than 21m, however both these properties have garages forward of the principal elevation which will screen the development from the ground floor windows. The application also proposes a patio door serving a lounge on the north eastern elevation which will be approximately 5m from the boundary of 26 Clos Pen Llwyn. However, the proposed dwelling will be approximately 1.6m lower than the adjacent dwelling and garden area at No. 26 and, as such, the proposed dwelling is considered not to infringe the residential amenities of No. 26 to an unacceptable degree. Furthermore, any 2m high boundary treatment will screen the views between the proposed patio doors and the boundary of No. 26.

The submitted plans, show little detail of the proposed landscaping. In order to ensure the landscaping is acceptable and that the Green Corridor between the site and Heol y Bardd is maintained a condition is recommended requiring a landscaping scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works.

The proposed development is considered acceptable in terms of highway safety and parking

provision subject to conditions.

Having regard to the above, the proposed development has addressed the reason for refusal of P/15/101/FUL, in that the design has been improved. The proposed development complies with local policy and is considered not to give rise to any overriding concerns in respect of residential amenity, biodiversity or highway safety.

Whilst determining this application Policies SP2 of the Bridgend Local Development Plan and Notes 1,2,3,6,8,10,11 & 12 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 or highway safety 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:-

L(00) 001 P3 (received on 11 August 2015)

L(00) 002 P3 (received on 11 August 2015)

L(00) 003 P3 (received on 11 August 2015)

L(00) 004 P3 (received on 11 August 2015)

L(00) 005 P3 (received on 11 August 2015)

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

2 No development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason : To ensure that the proposed materials of construction are appropriate for use on the 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 landscaping scheme, which shall include proposals for surface treatment, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The agreed landscaping works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority prior to any development commencing on site.

Reason : To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

4 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.

- 5 No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage and roof water will be dealt with, including future maintenance requirements, has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to beneficial use.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased.

- 6 The driveway/forecourt hereby agreed shall be at a gradient not steeper than 9% (1 in 11), completed in permanent materials prior to the dwelling being brought into beneficial use and retained thereafter in perpetuity as a driveway/forecourt.

Reason: In the interests of highway safety.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a) 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.

b) No surface water is allowed to discharge to the public highway

c) No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.

d) The developer is urged to consider the advisory information on this application that has been received from consultees and which may be accessed via <http://www.bridgend.gov.uk/planningapplications/search.php>

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None