

APPLICATION NO: P/15/429/FUL

APPLICANT NAME & ADDRESS:

POWELL DOBSON ARCHITECTS, CHARTERHOUSE, LINKS BUS. PARK, ST MELLONS, CARDIFF, CF3 0TL

LOCATION: COMMUNAL AREA ADJACENT TO 35 PWLL-Y-WAUN, PORTHCAWL

DEVELOPMENT: REMOVE EXISTING GRASS COMMUNAL AREA PROVIDE 4NO VISITORS OFF STREET PARKING SPACES & ASSOCIATED WORKS

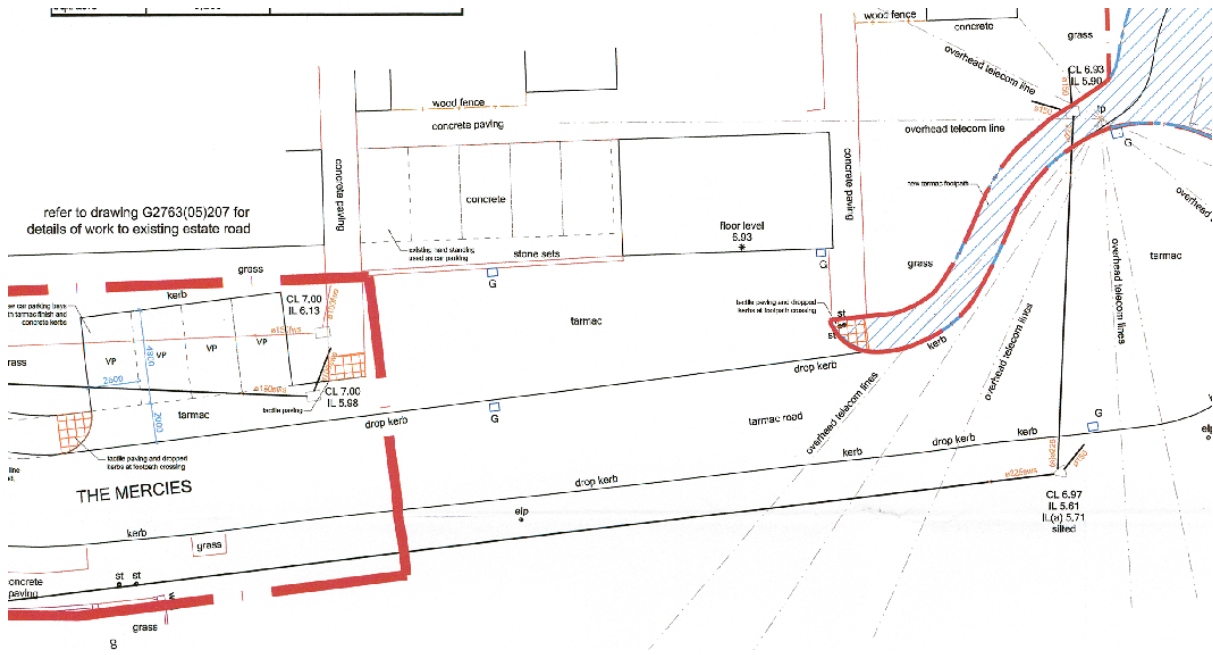
APPLICATION/SITE DESCRIPTION

The application seeks planning permission to change the use of this grassed area to off street parking for 4 parking spaces. The site is shown below.



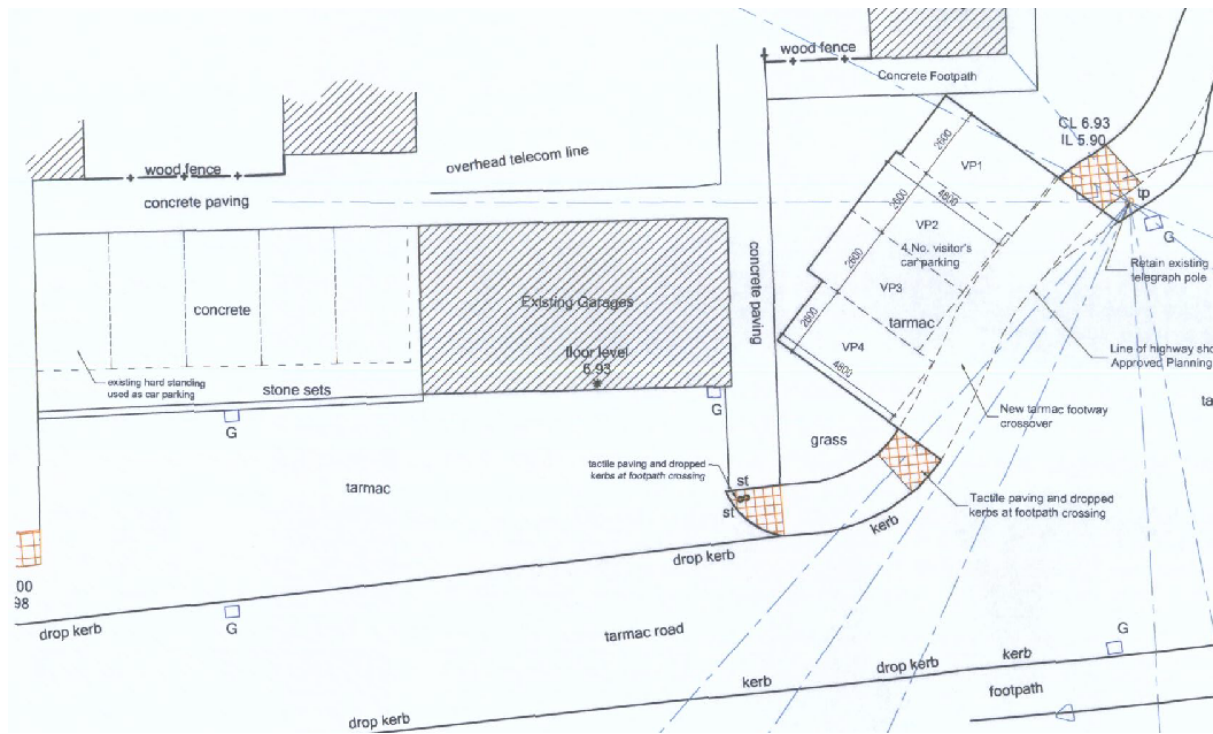
The application is an amendment to planning permission approved in 2013 for 10 dwellings at The Mercies, Porthcawl. The original application included 4 additional parking spaces on a grassed area to the front of 29 Pwll Y Waun as seen on the plan below.

Existing Plan



Following concerns from local residents in relation to the location of the parking spaces the applicant has applied to relocate those parking spaces to an area to the west of the existing garages and communal parking area, shown on the proposed plan below.

Proposed Plan



The proposed parking spaces will be accessed via the existing turning head at The Mercies. Each parking space will measure 4.8m x 2.6m.

RELEVANT HISTORY

P/07/797/OUT - Residential development of 10 dwellings - Approved with conditions on 15 November 2007.

P/11/938/FUL - 10 Dwellings with off street parking - Approved with conditions 20 September 2013.

SITE INSPECTED

The site was inspected on the 27th July 2015.

NEGOTIATIONS

The applicant was requested to amend the plans in order to ensure that the development was acceptable in terms of highway safety. Amended plans were received on 23 October 2015.

PUBLICITY

The period allowed for response to consultations and publicity expired on 6 August 2015.

CONSULTATION RESPONSES

Councillor Brian Jones objects to the proposal for the following reasons:-

- Loss of residential amenities due to noise and air pollution to children and homes during day and night
- Pedestrian and highway safety
- Position closer to new builds at end of Mercies on the turning circle is a better position.

Porthcawl Town Council object to the proposal for the following reasons:-

- Highway and safety issues from parking so close to houses day and night
- Loss of residential amenities due to noise and air pollution.

The Transportation Development Control Officer has no objection to the proposal subject to a condition.

REPRESENTATIONS RECEIVED

Objections were received from the following:-

S Emberlin - 22 The Mercies, Porthcawl

J Roberston - 33 Pwll y Waun (requested to speak at the Development Control Committee meeting)

The objections are summarised as follows:-

- No requirement for additional parking
- Further parking will increase risk of accidents

- Additional parking will spoil the appearance of the area
- Loss of grassed area which is used by local children

COMMENTS ON REPRESENTATIONS RECEIVED

The proposed development has been assessed by the Transportation Development Control Officer and the development is considered to be acceptable in terms of highway and pedestrian safety.

The parking spaces were a requirement of the original planning permission for the 10 dwellings at the end of the Mercies ([P/11/938/FUL](#) refers).

The application is for the relocation of the parking spaces approved under [P/11/938/FUL](#) and, as such, there will not be a net increase in the number of parking spaces. Consequently, there will not be an increase in noise or air pollution.

The proposed amended spaces are located closer to the development site, towards the turning circle at The Mercies.

The loss of a grassed area is addressed in the 'Appraisal' section of this report.

APPRAISAL

The application is referred to the Development Control Committee for determination at the request of the local member and in view of the objection received from Porthcawl Town Council.

The application seeks planning permission to change the use of this grassed area to an off street parking area for 4 vehicles.

Planning permission was originally approved for 10 dwellings to the east of The Mercies and included an area of off street parking ([P/11/938/FUL](#) refers), for 4 vehicles, on a grassed area to the south of 29 Pwll y Waun. Following the approval of planning permission the applicant received complaints in respect of the potential for disturbance caused by the parking spaces to the occupiers of No.29 Pwll Y Waun. Vehicles using the spaces would directly face the ground floor habitable room windows at No. 29 a distance of approximately 2.3m causing light and noise disturbance. It is noted that the only habitable room windows at ground floor level serving No. 29 Pwll y Waun are on the southern elevation, which front the original parking area.

The application proposes to relocate those 4 parking spaces to the east of an existing garage block and to the south of the side elevation of 35 Pwll y Waun, which is closer to the development of 10 dwellings approved under [P/11/938/FUL](#). The car parking spaces will not cause any adverse disturbance to neighbouring properties as the spaces will front the garages and communal parking area. There is an existing footpath which separates the parking spaces from the side elevation of 35 Pwll y Waun.

Furthermore, 34 & 35 Pwll y Waun, are 12m from the site and have boundary fences which will screen the parking spaces from these properties.

With regard to the loss of a grassed area, the application is to relocate previously approved parking spaces from an existing grassed area to an alternative grassed area. The parking area identified under planning permission [P/11/938/FUL](#) will now remain as a grassed area and, as such, the development will not result in any additional loss of grassed space in the area. Furthermore, the site area is adjacent to a highway and is not the most versatile or useable open space. Furthermore, there is a large area of useable open space to the east of the site.

The proposed development is considered to be acceptable in terms of highway, pedestrian safety and parking provision.

Whilst determining this application [Policy SP2](#) of the Bridgend Local Development Plan was considered.

CONCLUSION

Notwithstanding the objections received the 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 conditions:

1. The development shall be carried out in accordance with the following approved plans:

G2898 (05) 102 Rev B (received on 23 October 2015)

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

2. The parking area shall be laid out as shown on plan G2898(05)102 B (received 23 October 2013) and be completed in permanent materials with the individual spaces clearly demarcated in permanent materials prior to the development being brought into beneficial use and retained as such thereafter in perpetuity.

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) 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.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background papers

None