

## RECOMMENDATION : GRANT WITH CONDITIONS

**REFERENCE:** P/15/594/FUL  
**APPLICANT:** MR NATHAN HILL  
4 HEOL CROES FAEN PORTHCAWL

**LOCATION:** 4 HEOL CROES FAEN NOTTAGE PORTHCAWL

**PROPOSAL:** CREATE NEW FIRST FLOOR BY ALTERING ROOF PITCH, NEW TWO STOREY SIDE EXTENSION AND DORMER EXTENSIONS

**RECEIVED:** 9th September 2015

**SITE INSPECTED:** 30th September 2015

### APPLICATION/SITE DESCRIPTION

The application seeks consent to increase the pitch of the roof of the bungalow to create floorspace at first floor level. This would transform the property into a dormer bungalow. The overall height of the property would increase by 2.2m (from 4.8m to 7m).

As part of the development, a two-storey extension would be constructed on the south-eastern (side) elevation of the property, thereby altering the footprint of the dwelling to an L-shape. This would consist of a single-storey element with dormers in the loft space. This extension would measure 2.6m x 6.3m, reaching maximum heights of 2.5m (eaves) and 6m (ridge).

Four dormer-type extensions would be located on the roof of the property, all of which would be identical in scale, design and appearance (3m wide, maximum projection of 2.7m, with a pitched roof reaching a maximum height of 2.5m). Two of the dormers would be located on the north-western (side) elevation of the main roof of the property, whilst two dormers would be located on either side of the roof of the proposed two-storey extension.

### RELEVANT HISTORY

None.

### PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 27 October 2015.

### NEGOTIATIONS

The agent was requested to submit amended plans to amend the design and appearance of the development, with particular regards to windows, the appearance of the front elevation and external finishes.

### CONSULTATION RESPONSES

#### Town/Community Council Observations

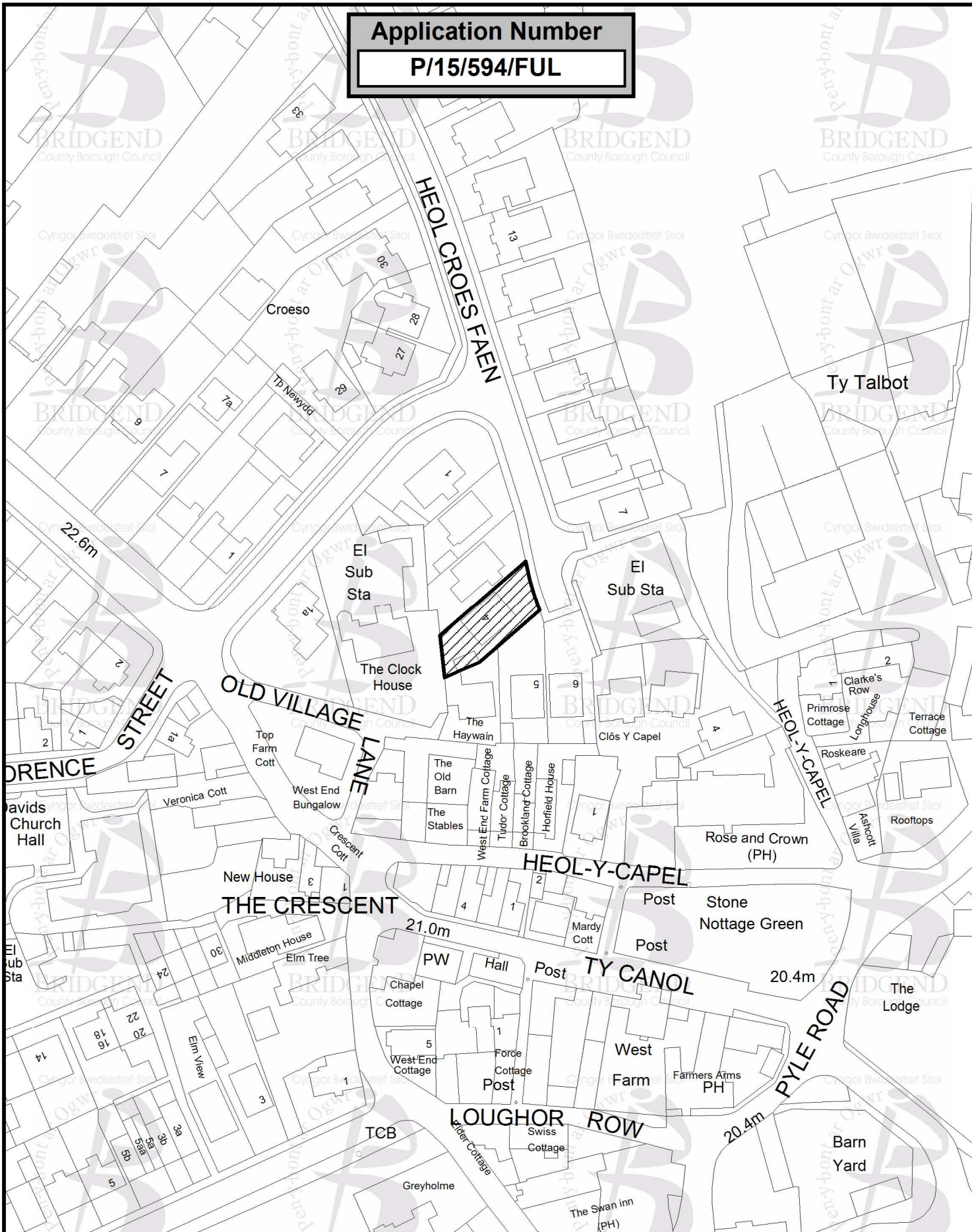
Notified on 29th September 2015

No objections to the proposal.

#### Head Of Street Scene (Highways)

Application Number

P/15/594/FUL



Scale 1:1,250

Date Issued:  
23/12/2015

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 Sirol



No objections to the proposal.

### **Destination & Countryside Management**

No objections to the proposal subject to advisory notes.

### **Welsh Water Developer Services**

No objections to the proposal subject to an advisory note.

## **REPRESENTATIONS RECEIVED**

Objections have been received from the following residents:

10, 11, 12, 14, 15, 18, 19, 20, 21, 22, 24, 26, 27, 31, 32, 34, 36, 38, 39 Heol Croes Faen

1. The proposal would set an undesirable precedent within the street since the bungalows are predominantly one level with the same roof line. The development, therefore, would be out of character with its surroundings, including the adjacent Nottage Conservation Area.

2. Insufficient space for off-street parking to accommodate the extended dwelling and highway safety.

## **COMMENTS ON REPRESENTATIONS RECEIVED**

Refer to the appraisal section of the report with regards to the response to the objections received.

## **APPRAISAL**

The application is reported to Committee in view of the number of objections received.

The application property forms part of an estate in which the street-scene appearance has largely remained unaltered since originally constructed. Having regard to the layout of the estate, the application site is located at the end of the cul-de-sac rather than being part of the prevalent fabric of the street which is characterised by a long straight road extending to the north.

Whilst the end of the cul-de-sac shares several of the characteristics associated with the predominant part of the estate, its context is inherently different. It is a much shorter section of road, defined only by a small cluster of similar bungalows in a staggered layout which contrasts with the linear layout of properties along the dominant northern section of the street. Two-storey dwellings of alternative design, appearance and character are situated in the backdrop of the cul-de-sac, whilst it also includes a large compound serving an electricity substation. These features have altered the setting, character and architectural rhythm of the southernmost section of the cul-de-sac in which the application property is located.

It is also noted that 5 Heol Croes Faen, which is immediately adjacent to the application site, has raised the pitch of its roof to create a similar development as that proposed in this application. This, however, excludes the side extension and dormers (88/1140 refers). On examination of the contents of that planning application, the Case Officer acknowledged that the development would be first of its kind in the street but had regard to the site context, especially that it would be adjacent to two-storey properties.

With regards to this latest application, the proposed development shares the same context as 5 Heol Croes Faen. The pitch of the roof would be raised to a very similar height as that of the adjacent property. Given the staggered layout of this section of the cul-de-sac, the application property is set-back behind 3 Heol Croes Faen and this would limit the visual prominence of the

development when viewed from the prevalent sections of the street. The development would also be seen in context with the development of 5 Heol Croes Faen and other two-storey properties in the background. The adjacent properties define the edge of Nottage Conservation Area and it is visually apparent that the properties within Heol Croes Faen depart from the distinct character and appearance afforded to its designation. Having regard to the above, with particular regards to its context, it is considered that the proposal, in this instance, would not be out of character nor would it set an undesirable precedent within the street.

The proposed two-storey extension would have a sympathetic design and appearance to the host property. It would be clearly subordinate to the main dwellinghouse, due to its ridge being 1m lower than the raised main roof and it would be set-back 5m from the front elevation. The staggered layout of the estate would also conceal the proposed two-storey extension from any prominent public views.

The proposed dormer-type extensions would be new features attributed to a property of this style and character. However, the dormers would be compatible features and would not appear prominent or incongruous features in the street-scene.

Notwithstanding the above, amended plans were requested to ensure that the publicly visible elevations were compatible in their appearance and external finishes to the character and appearance of the cul-de-sac. In this respect, the windows were altered to be more in-keeping with those in Heol Croes Faen. Also, the two dormer-type extensions on the north-western (side) elevation of the main roof of the property have been amended to include windows. This has enhanced their visual appearance, thereby satisfying Note 14 of Supplementary Planning Guidance 2: Householder Development (SPG2).

The amended plans indicate that the palette of external finishes and distinctive patterns associated with the bungalows in Heol Croes Faen would be retained, thereby, referencing and unifying the development as much as possible with the wider estate. However, the external finishes on the elevations of the property would be switched so that it would be mostly render with stone features rather than mostly reconstituted stone with render panels. Since the development would be based on the same palette of materials used within the street and render-based properties can be seen in the backdrop, the proposal would generally be in keeping with the character and appearance to the estate. This configuration would also lighten the impact of the development on the street-scene, particularly in view of the increased height of the property. Despite the uniformity of external finishes within the street-scene, it is acknowledged that the existing property could through utilisation of its permitted development rights change the external appearance of the property so that it is completely different to the other properties in the street.

Notwithstanding the above, since this proposal requires planning permission, the external finishes of the development can be controlled. As such, it is considered that the proposed development would not have such an adverse effect on the visual amenities of the area so as to warrant refusal. In the absence of specific finishes on the plan, it is considered prudent to impose a condition requiring all the external finishes of the development to match those used in the existing property. The development, therefore, satisfies Policy SP2 of the adopted Bridgend Local Development Plan (BLDP) and Notes 11, 12, 14, 15 and 16 of Supplementary Planning Guidance 2: Householder Development (SPG2).

The application site is bounded on three sides by other residential properties. To the immediate south of the site are two properties, namely 5 Heol Croes Faen and 'The Haywain'.

5 Heol Croes Faen is the property which has raised the height of its roof to create space at first floor level. Given the layout of the estate, this property is located at an angle to the application site which is to the north. The front elevation of No.5 is approximately 13m from the side elevation of the application property. The proposed side extension would be adjacent to the drive of the neighbouring property and not directly in-line with any of the windows on the front elevation.

As such, it is considered that this development would not result in any unreasonable loss of amenity to this particular neighbouring property, with particular regards to light, outlook, dominance and privacy. The proposal, therefore, satisfies Policy SP2 of the BLDP and addresses the principles of Note 1, 2, 3 and 6 of SPG2.

'The Haywain' is a two-storey property and lies in the backdrop of the cul-de-sac of Heol Croes Faen. Its rear elevation faces north and backs onto the application site. The proposed development would be approximately 7m from the rear elevation of 'The Haywain' which contains habitable room windows on the ground floor. However, it was noted during the site visit that these windows currently face a shed in its rear garden followed by the detached garage of the application property. Having regard to the relationship between this property and the application site, it is considered that the proposed development would not unreasonably worsen the existing amenities of this neighbour, particularly with regards to light, outlook and dominance. Only limited and indirect views would be possible from the proposed development into the amenity space and window of this neighbouring property. As such, it is considered that this development would not result in any unreasonable loss of privacy. The proposal, therefore, satisfies Policy SP2 of the BLDP and addresses the principles of Note 1, 2, 3 and 6 of SPG2.

To the west of the application site is a large detached property known as 'The Clock House'. There is a boundary wall approximately 2.5m high separating both properties. Since the wall is tapered, the nearest part of the application property to the boundary is approximately 6.5m rising to 12m at the furthest point. This is subsequently followed by the driveway of 'The Clock House'. The application property also angles away from the neighbouring property, thereby, reducing the bulk, scale and massing and, therefore, the impact of the development on this particular property. Due to the height of the wall, the ground floor element of the proposal would not have an adverse effect on 'The Clock House'. New windows would be installed at first floor level, however, these windows would not directly face any habitable room windows nor would they face any outdoor space which has significant amenity value. Having regard to the above, it is considered that the proposed development would not result in any unreasonable loss of amenity to this particular neighbouring property, with particular regards to light, outlook, dominance and privacy. The proposal, therefore, satisfies Policy SP2 of the BLDP and addresses the principles of Note 1, 2, 3 and 6 of SPG2.

To the north of the application site is 3 Heol Croes Faen. This property has a small porch extension on the side elevation facing the application site and a further extension on the rear elevation. Given the staggered layout of the estate, the front elevation of the application property is approximately in-line with the rear elevation of the porch extension at No.3. There are several windows on the side elevation of No.3 that would face the proposed extension. Only one of the windows appears to serve a habitable room (a kitchen). This correlates with the existing internal configuration of the application property which is of the same house-type. However, the kitchen would have had further glazing to the rear elevation which has subsequently been replaced by a single-storey extension.

Whilst it is acknowledged that the proposed development, by virtue of the increase in height and the inclusion of dormers, would result in some loss of amenity to this kitchen window, it currently does not benefit from any significant level of amenity. This is mainly due to its proximity and relationship to the boundary wall and the application property which significantly reduces the outlook and the amount of light entering the room. However, since the roof of the development would angle away from the neighbouring property and the dormers do not significantly increase the bulk, massing and scale of the overall development, it is considered that the scheme would not significantly worsen the existing level of amenity so as to warrant refusal of the scheme. The proposal, therefore, satisfies Policy SP2 of the BLDP and addresses the principles of Note 1, 2, 3 of SPG2.

Notwithstanding the above, it is considered prudent to impose a condition for the two windows serving the dormer extensions and the velux-type window serving the landing to be fitted with

obscure glazing and be non-openable. This would ensure that the privacy of the neighbouring property would be safeguarded, thereby satisfying Policy SP2 of the BLDP and Note 6 of SPG2.

There are other properties further away from the application site, however, the development would not generate any overriding residential amenity concerns with particular regards to light, outlook, dominance and privacy.

The application property would retain an adequate amount of amenity space, thereby satisfying Policy SP2 of the BLDP and Note 8 of SPG2.

The entire frontage of the property and the drive is capable of accommodating off-street parking to serve the extended dwelling. As such, the Group Manager Transportation and Engineering (Highways) has no objections to the proposal and considers that there would be sufficient off-street parking available. It is, therefore, considered that the proposed development would not have any significant adverse effect on parking or highway/pedestrian safety.

## **CONCLUSION**

This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect privacy, highway/pedestrian safety or visual amenities (including the character and appearance of Nottage Conservation Area), nor so significantly harms neighbours' amenities 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 plan:

PL001 Rev.6 Existing and Proposed Plans and Elevations (received 8 December 2015)

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

- 2 The materials to be used in the construction of the external surfaces of the approved development shall match those used in the existing building in accordance with samples or details to be submitted to and approved in writing by the Local Planning Authority prior to their installation on site.

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.

- 3 Notwithstanding the requirements of Condition 1, the two dormer windows serving the "Shower Room/WC" and "Bedroom" and the velux-type window serving the "Landing" facing 3 Heol Croes Faen shall be fixed pane (non-openable) and fitted with obscure glazing to a minimum of level 4 on the Pilkington index of obscurity. The windows shall be fitted prior to the beneficial use of the extension hereby approved commencing and shall then be retained in perpetuity.

Reason: In the interests of privacy and residential amenities.

\* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

- a. This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect privacy, highway/pedestrian safety or visual amenities (including the character and appearance of Nottage Conservation Area), nor so significantly harms neighbours' amenities as to warrant refusal.
- b. Under the Water Industry Act 1991, Dwr Cymru/Welsh Water has rights of access to its apparatus at all times.
- c. British bats and their breeding sites and resting places are protected by law through UK legislation under the Conservation of Habitats and Species Regulations 2010 which implements the EC Directive 92/43/EEC in the United Kingdom and the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). This legislation makes it an absolute offence to damage or destroy a breeding site or resting place (sometimes referred to as a roost, whether the animal is present at the time or not), intentionally or recklessly obstruct access to a place used for shelter and protection, or deliberately capture, injure, kill, or disturb a bat/bats.
- d. Contractors should be made aware that there is a small chance of encountering bat roosts unexpectedly during the development work. In the unlikely event of bats being found to be present on site, work should stop immediately and advice sought from Natural Resources Wales.
- e. The applicant/developer is encouraged to install nest boxes within the development for bat and bird species. The incorporation of bat bricks/tiles/boxes into the development would also enhance the ecological value of the site.

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None