

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/865/FUL
APPLICANT: VALLEYS TO COAST
C/O PAUL SAWTELL TREMAINS BUSINESS PARK TREMAINS ROAD
BRIDGEND

LOCATION: LAND REAR OF 7 HEOL YR ONNEN PENCOED

PROPOSAL: 2NO. SEMI-DETACHED BUNGALOWS

RECEIVED: 23rd December 2015

SITE INSPECTED: 19th January 2016

APPLICATION/SITE DESCRIPTION

The application proposes two single bedroom bungalows to be constructed in the northern section of a car parking compound at the rear of properties off Heol Yr Onnen, Ton Y Groes and Heol Y Groes, Pencoed. The site lies at the rear of gardens and semi detached properties and is accessed via Heol yr Onnen.

The bungalows will be semi-detached and will be sited approximately 8m south of the rear (southern) boundary of 45 & 47 Heol Y Groes and 1 Heol Yr Onnen and adjoining the rear (western) boundaries of 3 & 5 Heol yr Onnen and the rear (eastern) boundaries of 28 & 30 Ton Y Groes.

The building will have an overall footprint of 15.25m in width by 9.5m in depth with a gable roof reaching 5.2m in height. A cycle store is to project from the rear (northern) elevation and this will measure 2.25m by 2.9m with a gable roof reaching 3.65m to the ridge. Three parking spaces are shown to the south of the building abutting the rear boundaries of 7 & 9 Heol Yr Onnen. The remainder of the former parking compound is to be hard surfaced with dark grey herring bone setts and enclosed by 2.1m high close boarded fences although access to an existing garage in the rear of 26 Ton Y Groes is to be retained.

RELEVANT HISTORY

None

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/publicity expired on 27th January, 2016.

NEGOTIATIONS

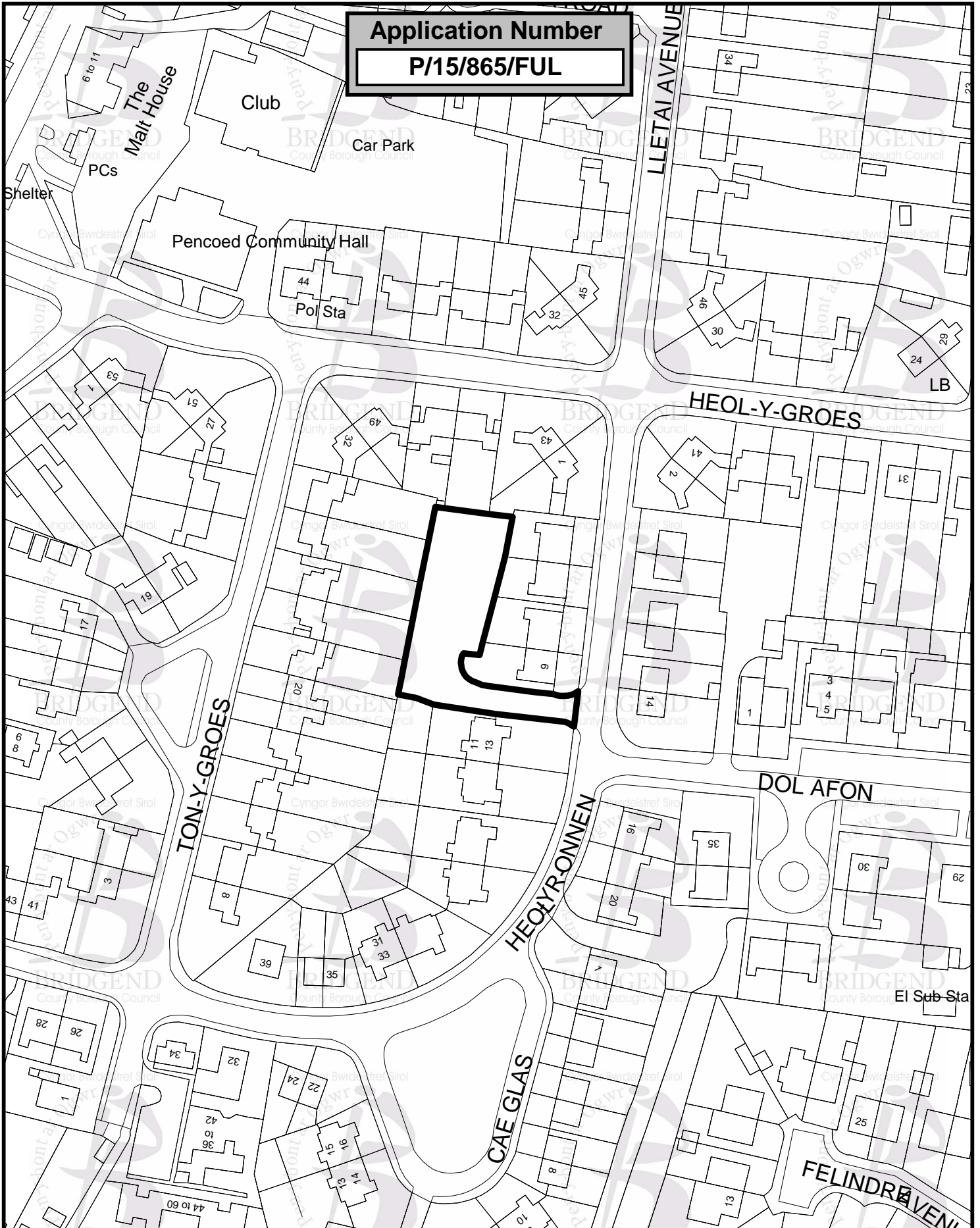
None

CONSULTATION RESPONSES

Town/Community Council Observations

Application Number

P/15/865/FUL



Scale 1:1,250

Date Issued:
10/02/2016

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

(c) Crown Copyright and database rights
(2016) Ordnance Survey (100023405)

(c) Hawlfraint a hawliau cronfa ddata'r Goron
(2016) Rhif Trwydded yr Arolwg Ordnans
(100023405)

(c) Cities Revealed Aerial Photography
copyright, The GeoInformation Group (2009)

Cyngor Bwrdeistref Siro



No comment

Head Of Street Scene (Highways)

No objection subject to condition.

Head Of Street Scene (Waste & Recycling)

Private access roads can limit accessibility by the Council's waste contractor. This may result in residents having to deposit waste and recyclates for collection beside the nearest adopted footpath. The developer should consider the provision of a suitable collection point to avoid inconveniencing other residents.

Head Of Street Scene (Drainage)

The application site falls outside the flood risk zone but lies in close proximity so the developer is advised to consider flood resilient construction. In addition, it is highlighted that access to and from the site would be compromised during a flood incident.

Records indicate that a foul sewer is shown to cross the development site and the developer is advised to accurately locate this to ensure there is no conflict with the proposed development or the sewer easement.

Natural Resources Wales

No objection but it is highlighted that due to the former use as a garage compound the land may be contaminated. In addition, whilst the application site lies outside the identified flood areas, the surrounding area including the site's access/egress is at risk of flooding. It is recommended that a flood management plan is developed to ensure that this risk is managed.

Welsh Water Developer Services

No objection subject to a condition requiring a comprehensive and integrated drainage scheme. Advisory notes are also included for the developer's information and consideration.

Wales & West Utilities

An extract of records relating to this area has been provided. In the event that consent is granted, the developer should contact the Company to discuss safety requirements before any works commence on site.

REPRESENTATIONS RECEIVED

Objections Have Been Received From:, 1 (Speaker) & 3 Heol-Yr-Onnen And 24 Ton Y Groes

The grounds of objection are summarised as:-

1. Loss of privacy;
2. Loss of parking facilities;
3. Congestion;
4. Blocking of access;
5. Suitability of development.

COMMENTS ON REPRESENTATIONS RECEIVED

The following observations are provided in response to the objections raised by local residents:-

Loss of privacy - The proposed bungalows have been orientated so that their principal elevations face southwards into the former compound area. Whilst there are windows serving habitable rooms in the rear (northern) elevation, these will not infringe the 21m privacy standard between directly facing habitable room windows and privacy is further safeguarded by the proposed 2.1m boundary fences to enclose the boundaries with the neighbouring dwellings.

Loss of parking facilities - The Highways Department has noted that the residents of Ton Y Groes and Heol Y Groes benefit from off street parking at the front of their properties. Nos 3,5 & 9 Heol Yr Onnen, however, rely solely on the parking provisions within the compound at the rear of their dwellings. It is therefore considered that a condition requiring additional parking facilities will satisfactorily address this concern.

Congestion - Heol Yr Onnen is narrow and any on street parking could adversely affect the free flow of traffic along it to the detriment of highway safety. It is considered that the imposition of the suggested condition to provide compensatory parking facilities will overcome this issue.

Blocking of rear access - This is a civil matter between landowners and is not material to the consideration of the planning merits of the scheme.

Suitability - As the proposed development relates to a pair of semi-detached bungalows that will not be readily visible from public vantage points, it is considered that the proposals do not adversely effect the visual amenities of the area or the residential amenities of neighbouring properties.

In response to the Head of Street Scene (Waste and Recycling) comments, the future occupiers will transfer any waste to the roadside off Heol yr Onnen on collection days.

In response to NRW's comments an informative note is attached to the recommendation advising the procedures to be taken should contamination be found on site.

APPRAISAL

The application is referred to Committee to consider the objections raised by occupiers of properties adjoining the application site.

The proposed bungalows are to be sited in the northern section of the compound area, providing a rear garden that will abut the rear gardens of 1 Heol Yr Onnen and 45 & 47 Heol Y Groes, Pencoed and virtually infilling the width of the compound. Access to the site is to be obtained via the existing compound access between 9 and 11/13 Heol Yr Onnen, Pencoed. Three parking spaces are to be provided to the south of the proposed bungalows adjoining the rear boundaries of 7 & 9 Heol Yr Onnen.

It was noted during the site inspection that the properties adjoining the eastern application site boundary, in Heol Yr Onnen, are semi-detached bungalows whereas the properties on the northern and western site boundaries comprise semi-detached two storey dwellings. On the southern side of the site access, the semi-detached buildings accommodate flats. The application site is largely hard surfaced and appears reasonably flat although areas adjoining the rear boundaries of 3-9 Heol Yr Onnen appear to have been raised to provide parking facilities to serve those properties.

Planning Policy Wales (2016) at paragraph 9.3.2 states, "Sensitive infilling of small gaps within small groups of houses or minor extensions to groups, in particular for affordable housing to meet local need, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area." Paragraph 9.3.3 states, "Insensitive infilling or the cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing."

The application site is located within the settlement of Pencoed and Policy COM3 of the Bridgend Local Development Plan (LDP) permits residential developments on windfall and small scales sites, for the conversion of existing buildings or the re-use of vacant or under-utilised land where no other LDP policy protects the building or land for an existing or alternative use. In

principle, therefore, the proposed construction of two bungalows on land formerly used as a parking or garage compound would accord with the LDP.

In terms of the details of the scheme, Policy SP2 of the LDP requires that all development 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 proposed pair of bungalows are considered to be compatible with the policy in that the scale, density and design respect the local character of the area. The application site is reasonably sustainably located in terms of access to local facilities and public transport links and the Highways Department has confirmed that, subject to a condition, requiring the provision of three parking spaces to serve the development together with 3 replacement spaces to serve existing properties, the development is acceptable. The proposed development includes appropriate means of boundary enclosure that satisfactorily secures both the application site and the existing adjoining properties thereby minimising opportunities for crime. The Authority has no specific record of contamination on the site. It is considered that for the reasons outlined in the previous section of the report providing comments on representations received that the proposals will not so significantly impact on neighbouring residents as to warrant refusal of the scheme. A condition requiring a comprehensive and integrated drainage scheme is attached to the recommendation. Taking all of the issues identified within Policy SP2, it is considered that the proposed development is compatible with the development plan.

During the processing of the application Policies PLA1, COM3 and SP2 of the Bridgend Local Development Plan were considered as well as advice contained within Planning Policy Wales (2016).

CONCLUSION

This application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plan and will deliver affordable housing on a reasonably sustainable site without any significant impact on the highway network and local drainage system. Furthermore, the layout has been designed to ensure that the amenities of existing and future residents will be safeguarded.

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 1683 DB3 90_3, L/05, 20_01, 20_02, 20_03 and 20_04.

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

- 2 Notwithstanding the approved plans, no development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external walls of the buildings 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 Notwithstanding the approved layout plan, no development shall commence until a scheme for the provision of 3 off street parking spaces to serve the proposed development; 3 off street parking spaces as replacement facilities for the occupiers of 3, 5 & 9 Heol Yr Onnen

and a turning facility within the application site boundary has been submitted to and agreed in writing with the Local Planning Authority. The parking spaces and turning area shall thereafter be provided in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the agreed scheme prior to the development being brought into beneficial use and thereafter retained in perpetuity.

Reason : To ensure the provision of adequate off street parking facilities in the interests of highway safety.

- 4 No development shall commence until a comprehensive and integrated drainage scheme for the site, showing how foul, surface water, roof and yard water will be dealt with, has been submitted to and agreed in writing with the Local Planning Authority. Thereafter, the drainage system shall be implemented in accordance with the agreed scheme prior to the occupation of the development.

Reason : To ensure the provision of a satisfactory drainage system to serve the development in the interests of preventing flooding and pollution.

- 5 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and shown on plan numbers 1683 DB3 90_3, L/05, 20_01, 20_02, 20_03 and 20_04.

Reason : In the interests of visual and residential amenities.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

(a) This application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plan and will deliver affordable housing on a reasonably sustainable site without any significant impact on the highway network and local drainage system. Furthermore, the layout has been designed to ensure that the amenities of existing and future residents will be safeguarded.

(b) The developer is advised that the proposed use of facing brick is considered to be inappropriate in this location and it is suggested that the external surfaces of the walls be rendered.

(c) Rainwater run off shall not discharge into the highway surface water drainage system. Failure to ensure this may result in action being pursued under Section 163 of the Highways Act, 1980.

(d) If during the course of the development unsuspected contamination, not previously identified, is found to be present, then the developer should cease works and seek advice from the Public Protection Department of the Council on the methods for appropriately dealing with the contamination.

(e) The developer is advised that whilst the development site lies outside of the 1% and 0.1% fluvial flood events, the surrounding area including the site access/egress is at risk of flooding. It is recommended that a management plan is developed to ensure that future occupiers can be safely evacuated in the event of flood.

(f) The observations of Dwr Cymru/Welsh Water and Wales & West Utilities are attached for the developer's information and consideration in terms of the location of public utilities in relation to the application site and proposed development.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers
None