

RECOMMENDATION : SECTION 106

REFERENCE: P/15/693/FUL
APPLICANT: MR JULIAN KEOGH
C/O A J DESIGN ASSOCIATES THE STUDIO, BROOK FARM LLANMAES
VALE OF GLAMORGAN

LOCATION: REAR OF 69-73 COWBRIDGE ROAD BRIDGEND

PROPOSAL: RESIDENTIAL DEVELOPMENT OF 10 SELF CONTAINED APARTMENTS

RECEIVED: 19th October 2015

SITE INSPECTED: 7th December 2015

APPLICATION/SITE DESCRIPTION

The application proposes the construction of a three storey building accommodating 10 self contained apartments on land at the rear of 69-73 Cowbridge Road, Bridgend, opposite Bridgend College.

The building will be sited immediately abutting the existing side and rear boundaries of No 69 Cowbridge Road and extending south eastwards across what is currently the rear garden of No 71 Cowbridge Road. The application site also includes part of the rear garden of 73 Cowbridge Road in order to provide parking facilities and a bin store to serve the development. The building will measure 14.9m wide by 11.6m deep with a pitched roof reaching 10.1m to the ridge, which runs parallel to the roofs on the existing properties in Cowbridge Road.

Internally on the ground floor it is proposed to provide a central entrance hall with stairway which in turn provides access to four self contained apartments each with a lounge/dining/kitchen room, bedroom and bathroom. On the first floor there will be four further apartments of identical layout to those proposed on the ground floor. Within the roof space, at second floor level, two slightly larger apartments will be provided again accessed from the central stairwell. A flat roofed entrance porch will project 1.8m from the north eastern elevation and will measure 2.2m wide and reach a height of 3m.

The proposed site plan indicates the provision of 7 car parking spaces, cycle storage and a bin/recycling storage area to the east and south east of the building. An area of communal amenity space approximately 10.5m in depth is to be provided on the western side of the building. A similar area will be retained to the rear Nos 69-71 Cowbridge Road. A revised layout, showing 10 parking spaces, has been submitted and this re-designates private amenity space for parking purposes.

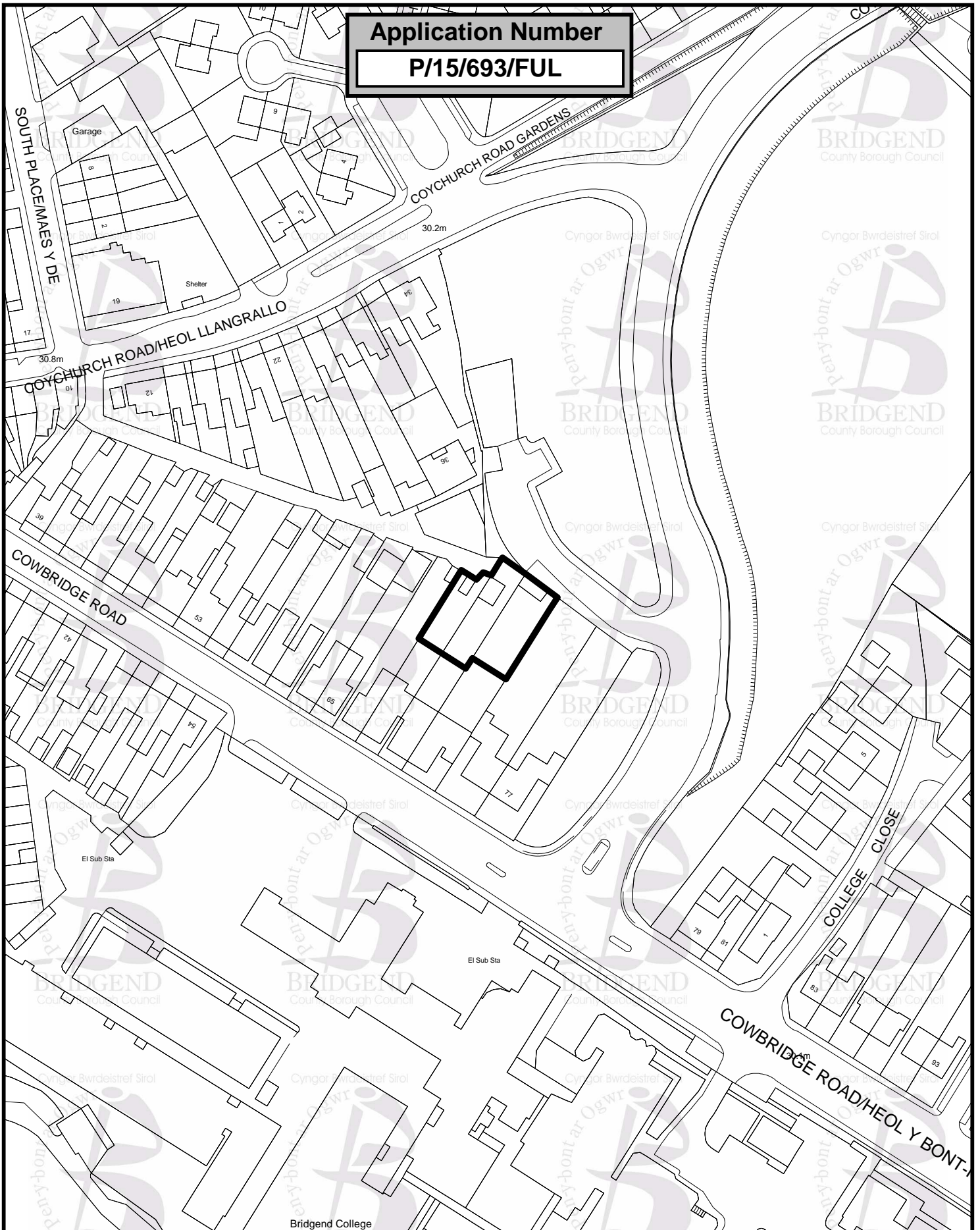
RELEVANT HISTORY

87/0399 CC 04-JUN-87
CHANGE OF USE TO A GUEST HOUSE

P/05/453/FUL APPROVED 17-05-2005
+conditions
CHANGE OF USE FROM HOUSE INTO 7 BEDSITS

Application Number

P/15/693/FUL



Bridgend College



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

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Town/Community Council Observations

Notified on 28th October 2015

Object to the development on the grounds of over intensification; poor access, inadequate parking for the number of units proposed and detrimental to local public amenity i.e. adjacent allotment site.

Head Of Street Scene (Highways)

The applicant has provided a revised scheme of parking which includes 7 spaces for the new development, which is considered acceptable given the sustainable location and 3 spaces to accommodate the shortfall from the bedsit consent. It is therefore considered that the revised parking scheme is acceptable and that the proposal is unlikely to generate additional on street parking to the detriment of highway safety. Subject to a condition requiring the parking scheme to be implemented in permanent materials with the spaces demarcated before the apartments are occupied, there is no objection to the submitted proposals.

Head Of Street Scene (Waste & Recycling)

The current agreement for waste/recycling collections allows for residents to present specific containers on the kerbside. The developer should consider how storage of these containers can be accommodated within the building and set aside an area alongside the adopted highway.

Head Of Street Scene (Drainage)

No objection subject to a condition requiring the submission of a comprehensive and integrated drainage scheme to serve the development for the agreement of the Authority.

Natural Resources Wales

No objection but it is recommended that consideration should be given to conserving biodiversity on the site in order to demonstrate compliance with the Authority's duty under Section 40 of the NERC Act.

Welsh Water Developer Services

No objection but recommends the imposition for a drainage scheme.

REPRESENTATIONS RECEIVED

Objections Have Been Received From:, 30 And 36 Coychurch Road

The grounds of objection are summarised as:-

1. Over-intensification/Overdevelopment;
2. Access;
3. Inadequate parking provision/Increase in On-street Parking
4. Detriment to Public Amenity
5. Increase in traffic

COMMENTS ON REPRESENTATIONS RECEIVED

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

Over-intensification/Overdevelopment - The properties on this side of Cowbridge Road benefit from long rear gardens. The submitted layout plan demonstrates that the application site is

capable of accommodating the building and provide adequate parking spaces to serve the proposed and existing accommodation. Whilst the revised layout no longer provides amenity space to serve the proposal, it is considered that, given the development relates to one bedroom apartments in reasonably close proximity to the town centre and facilities, this would be acceptable.

Access - Access will be obtained via the adopted highway that runs to the north east of the existing properties in Cowbridge Road and provides access to the allotments. The Highways Department considers that the proposed arrangement is acceptable.

Inadequate Parking Provision/Increase in On-street Parking - The originally submitted layout suggested that seven spaces would be provided together with a cycle stand. This arrangement, however, failed to consider the requirement to safeguard parking spaces to serve the bedsit development in the host dwellings on Cowbridge Road. Following reconsideration of this element of the scheme a revised layout has been submitted which increases the provision to 10 spaces and retains 5 private spaces provided as a result of the creation of the Coychurch Road/Asda link road. It is considered that, given the nature of the development as one bedroom apartments, the sustainable location of the application site together with the potential for two of the units providing affordable housing, the level of parking provision now meets the Authority's guidelines.

It is considered that the submitted proposals include a reasonable level of off street parking facilities to serve the development to obviate the need for future occupiers to park on Coychurch Road, which lies just over 100m to the west of the application site.

Detriment to Public Amenity - It is considered that, as the public recreational facility is located on the opposite side of the access road from the development site, the impact will not be so significant as to warrant refusal of the scheme.

Traffic Generation - The proposed development is to be accessed via an existing adopted highway which also provides access to the existing allotments and this is considered to be acceptable in highway safety terms. The application in respect of the residential development on land to the eastern side of the access road has been assessed on its individual merits and Committee has resolved to grant planning permission subject to a Section 106 Agreement and conditions.

In response to the Head of Street Scene (Waste & Recycling) comments, a bin store is proposed adjacent to the access into the site.

In response to NRW's comments, the site comprises the domestic rear gardens of 69-73 Cowbridge Road in a built up area of Bridgend and therefore does not provide a suitable environment for protected species. Nonetheless, soft landscaping on the site will provide potential habitats for wildlife within the site.

APPRAISAL

The application is referred to Committee to consider the objections of Bridgend Town Council and two local residents.

The application seeks consent for the construction of a detached 2.5 storey building providing 10 self contained apartments on land currently forming the rear garden of 69-73 Cowbridge Road, Bridgend. Nos 69-73 are located on the north eastern side of Cowbridge Road and to the west of the link road leading to Asda/Coychurch Road. The submitted plans indicate that access to the new development will be obtained from the access road running to the rear of the properties and leading to the allotments.

The proposed development site lies within the settlement of Bridgend as defined by Policy PLA1

of the Bridgend Local Development Plan (LDP). Policy COM3 of the Local Development Plan states that residential developments within settlement boundaries 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 policy protects the building or land for an existing or alternative use. It is therefore considered that, in principle, residential development on the site would be acceptable and there would be no development planning objection to the proposal.

Policy COM5 of the LDP states that on sites capable of accommodating 5 or more dwellings or exceeding 0.15 hectares in size, the Council will expect an appropriate element of affordable housing to be provided. In this regard, the Council has established a target of 20% in the Bridgend Housing Market Area, which would equate to two of the units proposed. It is recommended that the applicant engages with the Housing Strategy Manager to determine an appropriate tenure and to establish whether there would be any registered social landlord interest in the scheme.

Policy SP2 of the LDP requires that developments must 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 and establishes criteria against which development proposals can be assessed. Notwithstanding the objections received in respect of the application and for the reasons outlined in the previous section of the report providing comments on the representations received, the submitted layout demonstrates that the proposed building has been sited and designed so as to safeguard the privacy and amenities of the existing adjoining properties.

The Highways Department is now satisfied that the access road is suitable to serve as a primary means of access and the plot incorporates adequate parking facilities to serve the development together with safeguarding parking facilities to serve the existing bedsit accommodation in the host dwellings on Cowbridge Road. Whilst it is acknowledged that the building will be the first development of this kind sited in the rear gardens of existing properties, it is considered that the area surrounding the application site is characterised by semi-detached and terraced dwellings set in substantial plots and benefitting from long rear gardens. It is therefore considered that the proposed new building will not so significantly impact on the visual amenities of the area as warrant refusal of the scheme. Subject to a condition to ensure that appropriate drainage arrangements are provided, the proposed development is considered to meet the criteria attached to the Policy.

During the assessment of the application Policies PLA1, COM3, COM5 and SP2 of the Bridgend Local Development Plan (2013), the Parking Guidelines and National Planning Policy were considered.

CONCLUSION

This application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plans and will deliver housing on a reasonably sustainable site without any significant impact on the highway network and local drainage system.

RECOMMENDATION

(A) The applicant enter into a Section 106 Agreement to provide 20% of the units or equivalent financial contribution towards affordable housing.

(B) The Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the

aforementioned Section 106 Agreement, as follows:-

- 1** The development shall be carried out in accordance with the following approved plans and documents: plan numbers DRG.01, DRG.A 101 - Revision A (04/02/2016), A102, A103, A104, A105, A106, A107.

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

- 2** Notwithstanding the approved elevational drawings 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 dormers 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 commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, road and roof/yard water will be dealt with, including any future maintenance requirements, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the agreed drainage scheme prior to the development being brought into beneficial use.

Reason : To ensure the provision of effective drainage facilities to serve the development and that flood risk is not increased.

- 4** The parking area shall be completed in permanent materials with the individual parking spaces demarcated in permanent materials in accordance with DRG.A101 - Revision A(04/02/2016) prior to the development being brought into beneficial use and retained thereafter in perpetuity.

Reason : To ensure the provision of adequate parking facilities to serve the development in the interests of highway safety.

- 5** No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a landscaping scheme. 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.

- 6** No development shall commence until details of the bin storage facility has been submitted to and agreed in writing by the Local Planning Authority. The bin storage facility shall thereafter be provided in accordance with the agreed details prior to the development being brought into beneficial use and retained thereafter in perpetuity.

Reason : To ensure the provision of a satisfactory waste management facility to serve the

development in the interests of residential amenity.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

(a) Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. The developer should contact the Highway Maintenance Inspector for the area at Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. (Telephone : 01656 642541)

(b) 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.

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

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None