

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/16/11/OUT
APPLICANT: MR P RYALL
GREENFIELD HOUSE 38 COYCHURCH ROAD PENCOED

LOCATION: LAND AT 38 COYCHURCH ROAD PENCOED

PROPOSAL: ERECTION OF 2 DETACHED HOUSES AND SHARED DRIVEWAY

RECEIVED: 8th January 2016

SITE INSPECTED: 19th January 2016

APPLICATION/SITE DESCRIPTION

The outline application proposes to establish the principle of constructing two detached dwellings on land currently forming the curtilage of 38 Coychurch Road, Pencoed. All matters are reserved for future approval. The indicative layout, which accompanies the submission, shows the dwellings set parallel to the dwellings in MacDonald Avenue with access obtained from a private driveway that will link to the turning head at the northern end of MacDonald Avenue, where a gateway currently exists. The principal elevations of the proposed dwellings will therefore face eastwards towards Coychurch Road. The Design and Access Statement for the application clarifies that the dwelling adjacent to 26 MacDonald Avenue will measure 7.5m by 8.5m whilst the second dwelling, which is to be set in a larger plot, will occupy a footprint of 8m by 9.5m and both dwellings will have a ridge height between 7.5m and 8m. The proposed external finishes are to be facing brickwork with artificial slate roofs and windows and doors will be of white UPVC.

The surrounding area is primarily residential in nature.

RELEVANT HISTORY

P/15/10/OUT WITHDRAWN 11-11-2015
ERECTION OF 4 NO. DETACHED DWELLINGS

PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 9 February 2016.

NEGOTIATIONS

None

CONSULTATION RESPONSES

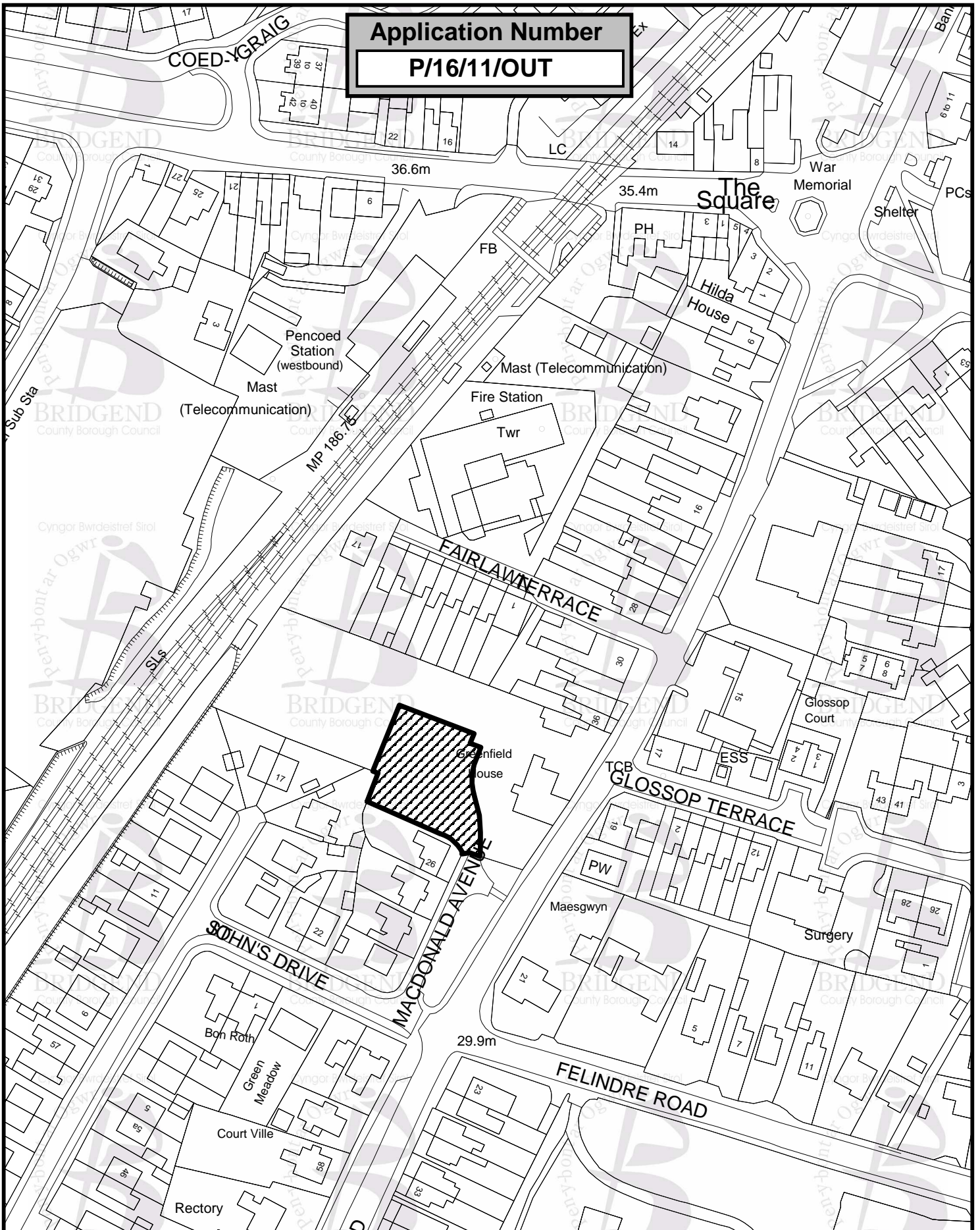
Town/Community Council Observations

Notified on 12th January 2016

This Council acknowledges the principle of potential residential infill development at this site but seeks the following considerations:-

Application Number

P/16/11/OUT



Scale 1:1,500

Date Issued:
22/03/2016

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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- 1 - having regard to the previous application, now withdrawn, P/16/11/OUT appears to be the initial phase of a larger development?
- 2 - the scale and character of any dwellings should relate to the existing neighbouring homes.
- 3 - the existing access highway, Macdonald Avenue, is sub-standard and further compromised both during & post development (construction vehicles & refuse collection etc,.) Has the applicant/BCBC considered a direct private drive access for the 2 dwellings from Coychurch Road over land in the applicants control? (front garden of No. 38)

Head Of Street Scene (Highways)

No objection subject to conditions.

Head Of Street Scene (Drainage)

No objection subject to a condition requiring a scheme for the comprehensive and integrated drainage of the site.

Natural Resources Wales

No objection subject to condition.

Welsh Water Developer Services

In the event that the Authority are minded to grant planning permission for the development, it is requested that advisory notes are included within any decision notice issued in order to ensure no detriment to existing residents, the environment or Dwr Cymru/Welsh Water's assets.

REPRESENTATIONS RECEIVED

Objections Have Been Received, From:-

1 Fairlawn Terrace;
9 Fairlawn Terrace;
36 Coychurch Road;
26 MacDonald Avenue (2 identical letters) - Register a request to speak at Committee.

The grounds of objection relate to:-

Status of the Site
Site Access
Privacy
Domination and Overshadowing
Visual Impact
Inadequate drainage
Flood Risk
Historic Footpath
Open Space
Biodiversity and loss of protected trees

COMMENTS ON REPRESENTATIONS RECEIVED

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

Status of the Site - Notwithstanding whether the application site is considered to be brownfield or greenfield, it lies within the settlement boundary for Pencoed and Policy COM3 of the Bridgend Local Development Plan promotes the re-use of vacant or under-utilised land for small-scale residential development where no other LDP policy protects the land for an alternative use.

Site Access - The Highways Department has acknowledged that the site would be served off

MacDonald Avenue, which suffers from a substandard width along its entire length, and has therefore recommended conditions to require carriageway widening, an enlarged turning facility and a construction traffic management plan to adequately control the construction phase of the development. The proposed layout suggests that sufficient car parking facilities can be provided within the curtilages of the proposed dwellings to satisfy the Authority's parking guidelines.

Adverse Impact on Amenity of Neighbouring Properties :-

Privacy - The application is in outline with all matters reserved. Whilst the design of the proposed dwellings including window positions have not been provided at this stage, the indicative layout demonstrates that it is possible to site the dwellings so that they will not infringe the Authority's privacy standards of 21m between directly facing habitable room windows. Both proposed dwellings will be provided with a reasonable amount of rear private amenity space similar to the existing properties in MacDonald Avenue and it is therefore considered that this arrangement will not exacerbate the existing overlooking of the rear gardens of the dwellings in St John's Drive. It is also considered that the orientation of the proposed new dwellings will largely safeguard the privacy of the properties and gardens in Fairlawn Terrace.

Domination and Overshadowing - The indicative layout shows the proposed dwellings sited to the north of 26 MacDonald Avenue, which has a ground floor window in its side elevation facing into the application site. Department records confirm that this window serves the kitchen area of a kitchen/dining room, which also benefits from windows in its western and southern elevations. The indicative layout shows the proposed dwelling, on the nearest plot, set away from the common boundary with this neighbour with a driveway and garage abutting the boundary. It is, therefore, considered that the proposed arrangement will not so significantly impact on the amenities of this neighbouring dwelling as to warrant refusal of the scheme. With regard to the other neighbouring dwellings in St John's Drive and Fairlawn Terrace, the distances between the proposed dwellings and these neighbours will not result in domination or overshadowing to an unacceptable degree.

Visual Impact - Local residents consider that, in terms of scale, the proposed development would be out of character with the surrounding area to the south west, which is predominantly characterised by detached and semi-detached bungalows. It was noted during the site inspection that 38 Coychurch Road, the host dwelling, is a substantial two storey property and the dwellings to the north in Fairlawn Terrace comprise two storey terraced properties. It is highlighted that the submission is in outline with no design details for the proposed dwellings, other than the indication in the Design and Access Statement that ridge heights will be between 7.5m and 8m. It is considered that the proposed ridge height will provide a reasonable transition between the dormer bungalows in MacDonald Avenue and St John's Drive and the two storey properties along Coychurch Road and Fairlawn Terrace. A condition requiring further agreement of the materials to be used on the exterior finishes of the proposed development can overcome the concern that facing brick would be inappropriate in this location.

Inadequate drainage - The Land Drainage Section, Natural Resources Wales and Dwr Cymru/Welsh Water are satisfied that a condition requiring a scheme for the comprehensive and integrated drainage of the site will satisfactorily control this issue.

Flood Risk - The application site lies adjacent to a C2 Flood Zone but Natural Resources Wales considered that a flood consequences assessment was not required even though there is a flood risk to the main access/egress onto Coychurch Road. Consideration for a flood management plan to ensure that the site can be safely vacated in a flood event could be required by condition.

Historic Footpath - There is no public right of way running through the application site despite the claim by one local resident.

Open Space - It is highlighted that the application site forms part of a wider orchard/garden area

within the curtilage of Greenfield House, 38 Coychurch Road, Pencoed. Whilst currently much of the area is not enclosed and therefore provides an open area of grassland with trees and shrubs that is publicly visible from the adjoining highway, the landowner could choose to enclose the land with a means of enclosure of up to 2m in height under permitted development rights. It is therefore considered that the residents' assessment of the garden as open space providing a public amenity is inaccurate.

Biodiversity and loss of protected trees - The indicative layout provides for the retention of the protected trees, which will adjoin the western (rear) boundaries of the proposed dwellings. The remainder of the site is largely laid to grass and therefore the impact on local biodiversity would not be so significant as to warrant refusal of the scheme.

APPRAISAL

The application is referred to Committee to consider the objections raised by local residents.

The application is in Outline with all matters reserved for future approval and seeks to establish the principle of constructing two dwellings on land forming part of 38 Coychurch Road, Pencoed. The application site is located to the west and south west (rear) of the host property, 38 Coychurch Road with a private driveway created from the existing gated access onto MacDonald Avenue. The indicative layout shows the dwellings sited slightly behind the front building line of the existing dwellings in MacDonald Avenue and orientated with the principal elevation facing eastwards, parallel to the dwellings in MacDonald Avenue. The indicative layout shows that each of the dwellings will have a driveway leading to a garage attached to their southern (side) elevations. It is also highlighted that the dwellings will be of varying sizes with the scale parameters of the smaller dwelling, adjacent to 26 MacDonald Avenue, measuring 7.5m by 8.5m and the dwelling on the more northerly, larger plot measuring 8m by 9.5m. The ridge height of both dwellings is, however, to be similar with the parameter set between 7.5m and 8m.

The proposal is located within the Pencoed settlement boundary as defined by Policy PLA1 of the Bridgend Local Development Plan (LDP). Policy COM3 of the LDP promotes the re-use of vacant or under-utilised land within settlement boundaries for small scale residential development where no other LDP policy protects the land for an alternative use. In this case the land is not protected by any other designation for an alternative use.

Policy COM4 of the LDP requires a density of 35 dwellings per hectare on sites exceeding 0.15 hectares. The current submission would be substantially less being 2 dwellings on a 0.12ha site. The Policy does allow that lower densities may be accepted as a requirement of design, physical or infrastructure constraints and in this case the substandard width of MacDonald Avenue together with the intention to preserve the protected trees on the site is considered to justify the reduction in density. As a site that is less than 0.15 hectares in size, the current proposal does not trigger Policy COM5, which requires the provision of an appropriate element of affordable housing. It is therefore considered that, in principle, the proposed development is compatible with these development plan policies.

Policy SP2 of the LDP requires all development to 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 fifteen criteria against which development proposals will be assessed. As indicated above, however, the application is in outline with all matters reserved and therefore no details of the design, appearance or landscaping of the site are available at this stage. It is not therefore possible to fully assess the proposals against the policy until a reserved matters or full planning application is submitted for consideration.

However, it is considered that, notwithstanding the local residents' objections, the application site would be capable of accommodating dwellings to meet these requirements. On the basis of

advice from statutory consultees, it is considered that appropriately worded conditions can satisfactorily achieve compliance with the policy. Similarly, for the reasons outlined in the previous section of the report providing observations on representations received, the indicative layout satisfactorily demonstrates that two dwellings can be sited on the land so as to ensure the viability and amenity of neighbouring occupiers will not be adversely affected.

During the processing of the application Policies PLA1, COM3, COM4, COM5 and SP2 of the Bridgend Local Development Plan were considered.

CONCLUSION

The application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plan and will deliver 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

(R05) That permission be GRANTED subject to the following condition(s) in addition to the standard conditions:-

- 1 This consent shall be limited to two dwellings in conformity with the approved 1:500 scale schematic layout plan received 8 January 2016 and with a maximum height of 8m.

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

- 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 dwellings 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 until a scheme for the provision of a carriageway widening to 4.8m along MacDonald Avenue, together with an enlarged turning facility to cater for calling and service delivery vehicles has been submitted to and agreed in writing by the Local Planning Authority. The widening of the public highway and enlarged turning facility shall be completed in permanent materials in accordance with the agreed scheme prior to the development being brought into beneficial use.

Reason : In the interests of highway safety.

- 4 No development shall commence until a construction traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed management plan shall be implemented throughout the site preparation works and construction phase of the development.

Reason : In the interests of highway safety due to the close proximity of the site to schools.

- 5 Any reserved matters submission shall include 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 future maintenance requirements, has been submitted to and agreed in writing by the Local Planning Authority. The drainage scheme shall be implemented in accordance with the agreed scheme before the development is brought into beneficial use.

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

- 6 Any reserved matters submission shall include details of the proposed floor levels of the buildings in relation to existing ground levels and the finished levels of the site in relation to the adjoining residential properties to be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.

- 7 Any reserved matters submission shall include details of 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.

- 8 No development shall commence on site until details of fencing or other protection measures around the protected trees along the western boundary of the site have been submitted to and agreed in writing by the Local Planning Authority. The fencing or other agreed method of protecting the trees shall be implemented before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be retained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced/protected in accordance with this condition and the ground levels within the fenced/protected area shall not be altered nor shall any excavation be made.

Reason : To safeguard the trees and to maintain and improve the appearance of the area in the interests of visual and residential amenity.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

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

(b) No surface water shall be discharged 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) In order to satisfy the drainage condition, following supplementary information will be required:-

- * Ground investigation report to confirm acceptability of any proposed infiltration system;
- * Infiltration tests to confirm acceptability of any proposed infiltration system;
- * Details of design calculations, storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface water system;
- * A timetable for its implementation; and
- * A management and maintenance plan for the lifetime of the development and any other arrangements to secure the operation of the scheme throughout its lifetime.

(e) The developer is reminded that the site lies adjacent to a C2 Flood Zone as defined by the Development Advice Maps attached to TAN15. Given that there is a flood risk to the main access/egress to the site, (Coychurch Road), consideration should be given to a flood management plan to ensure that the site can be safely evacuated in a flood event.

(f) The comments of Dwr Cymru/Welsh Water are attached for the developer's information and consideration in respect of connections to the public sewerage system.

(g) It is highlighted that currently refuse collection vehicles do not enter MacDonald Avenue and therefore future occupiers of the dwellings will need to transport their refuse and recycling to an appropriate collection point.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None