

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/16/17/FUL
APPLICANT: MR FERUZ PEERBACCUS
74 HEOL CASTELL COETY LITCHARD BRIDGEND

LOCATION: 74 HEOL CASTELL COETY LITCHARD

PROPOSAL: LOFT CONVERSION RAISING RIDGE HEIGHT AND PORCH EXTENSION

RECEIVED: 11th January 2016

SITE INSPECTED: 11th February 2016

APPLICATION/SITE DESCRIPTION

Full planning permission is sought to raise the ridge height, erect two roof dormers and a porch at 74 Heol Castell Coety, Litchard.

It is proposed to raise the ridge height of the existing two-storey property by a maximum of 1.2m and construct two gable style dormers to the front roof slope of the building. The identical roof dormers would each measure 1.5m in width by 2.0m in height and would be finished in hanging roof tiles. Roof sky lights would also be inserted to the front and rear roof slope of the building. The works would allow two additional bedrooms to be created within the roof space.

The supporting design statement highlights the relatively low, 30 degree roof pitch of the dwelling would be altered to a 40 degree roof pitch to allow the creation of a useable roof space. As part of the proposal a porch structure measuring 2.45m by 2.25m would be erected to the front of the dwelling. The submitted details also indicate a further parking space would be created to the front of the building as part of the proposals.

The application site comprises a detached, two-storey dwelling and its surrounding garden curtilage. It is set within a relatively modern residential estate within the built up area of Litchard.

RELEVANT HISTORY

P/04/1460/FUL APPROVED 07-12-2004
+conditions
SINGLE STOREY EXTENSION TO REAR, 1ST FLOOR EXTENSION OVER EXISTING
GARAGE AND PORCH TO FRONT

PUBLICITY

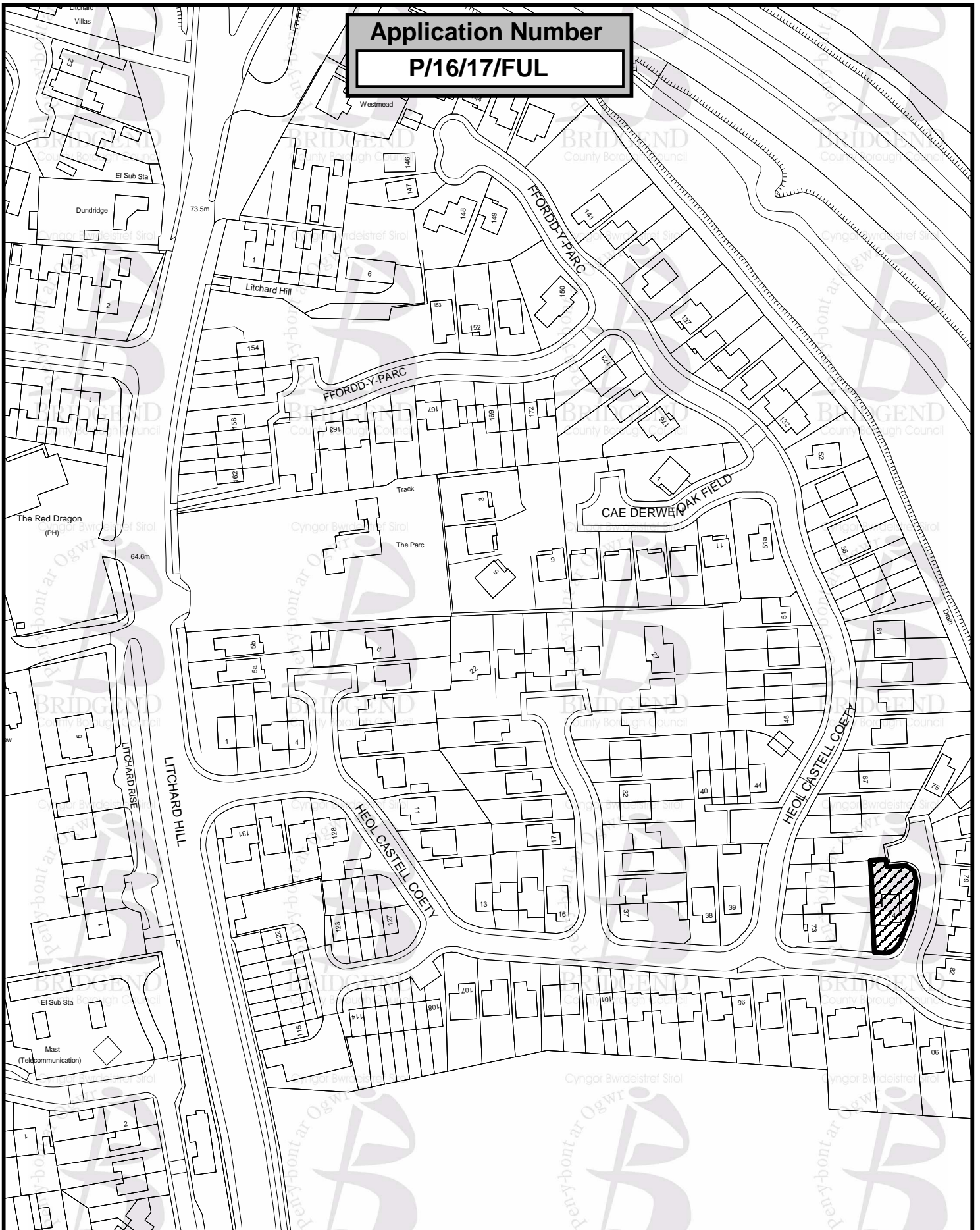
Neighbours have been notified of the receipt of the application.
The period allowed for response to consultations/publicity expired on 17 February 2016.

NEGOTIATIONS

None.

Application Number

P/16/17/FUL



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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CONSULTATION RESPONSES

Town/Community Council Observations

Object to the raising of the ridge height as it would not be in-keeping with the other houses that surround the site. No objections are raised against the porch extension.

Head Of Street Scene (Highways)

No objections, subject to condition.

REPRESENTATIONS RECEIVED

Objections Have Been Received From:-

Andrew Bennett: 72 Heol Castell Coety

Paul Alexander: 73 Heol Castell Coety

The objections are summarised as follows:

Adverse impact on light levels received by the adjoining properties.
The property is already very imposing due to a previous extension.
Concerns are raised about construction works affecting/disrupting neighbours.
Negative impact on property value.

COMMENTS ON REPRESENTATIONS RECEIVED

* Impact on residential amenity/loss of daylight and visual impact
Refer to the Appraisal section of the report.

* Imposing impact of existing extension
The planning application must be considered on its own planning merits with consent being previously granted for an extension to the property (P/04/1460/FUL refers).

* Construction difficulties/ disruption to neighbours
General concerns raised in regard to construction disturbance and access difficulties are acknowledged although they are not justifiable reasons to warrant the refusal of the planning application.

* Negative impact on property value
Loss of property value is not a material planning consideration.

APPRAISAL

The application is referred to the Development Control Committee due to the objections received from the Community Council (with two local residents also raising concerns with the development).

Whilst determining this application Policy SP2 of the Bridgend Local Development Plan and Notes 1,2,6,8,9,11,12,14,15 and 18 of Supplementary Planning Guidance 02 Householder Development (SPG02) were considered.

The proposal seeks permission for roof alterations to this detached dwelling and the erection of a front porch.

The proposed works are considered acceptable in terms of their design, scale and overall visual

appearance. The proposed roof dormers are sympathetically designed and appropriate in their scale and form. They would be reflective of the gable roof pitch of the main house and would accord with the requirements of note 14 of SPG02 that states: 'Dormer extensions should be sympathetic to the existing house in their shape, position, scale and material'.

It is acknowledged that the raising of the ridge height and roof pitch of the property needs to be given particular attention, although an increase in the ridge height by only 1.2m is considered acceptable, particularly given the context of the application site in this instance. The existing two-storey property is situated on a modern residential estate with neighbouring buildings exemplifying varying design features with properties benefitting from different roof pitches, ridge heights and roof sizes. The property also occupies a standalone plot that is slightly offset from, and perpendicular to, the neighbouring buildings. The application building is not set within a street scene that hosts a rigid pattern of roof heights and shapes, such as a terraced street for example, and therefore the alterations would not appear overly excessive or obtrusive within the context of the surrounding street scene. Furthermore, the proposed porch structure represents a modest and appropriate addition to the building with such front additions also being a common feature of the wider residential estate (planning permission was previously granted for the erection of a similar porch addition at the site (P/04/1460/FUL refers)).

Overall, given the site context, the acceptable design of the dormer and porch additions and the restricted impact of such a limited change to the roof height of the building, the proposal would not have a detrimental effect on the levels of visual amenity currently enjoyed in the area.

Turning to the impact of the scheme on neighbouring residential amenity, and with due regard to the concerns raised by neighbouring residents in terms of light loss in particular, the scheme is considered acceptable in this respect. The existing property is immediately abutted to its western side by the rear garden areas of two residential properties (72 and 73 Heol Castell Coety). The application building is set approximately 11-12 metres from the main rear elevations and principal rear windows of these neighbouring properties. The existing situation causes some reduction in the levels of morning daylight being received at the extreme ends of the neighbouring garden areas and the proposed roof alterations would not significantly alter or harmfully change the existing relationship between the properties.

The application building spans the boundary with the two adjoining garden areas, in line with the original garage structures that separate the main dwellings, but it does not completely enclose either of the adjoining garden spaces. The eaves height of the building would remain as existing and, with a maximum increase of 1.2m being proposed, the general massing and shape of the roof of the building would not significantly change or result in an unreasonable overshadowing or overbearing impact on the neighbouring properties. The dormer additions would be set in from the side elevations of the building and are modest in scale and massing. No side windows are proposed within the altered roof space of the property, with the proposed dormer windows and roof sky lights being appropriately offset from properties situated opposite and to the front of the application site. The proposed front porch is modest in scale and raises no concerns in terms of any impact on residential amenity and privacy currently enjoyed by neighbouring occupiers.

In terms of highway safety, The Group Manager Transportation and Engineering (Highways) has no objections to the proposal, subject to a condition ensuring the provision of three off street car parking spaces at the site. The proposal would, therefore, have no adverse impact on highway safety.

CONCLUSION

This application is recommended for approval because the development complies with Council policy and guidelines and will not adversely affect privacy, highway safety or visual amenities nor so significantly harm 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 plans and documents received 27 January 2016:

Proposed loft conversion and porch extension elevation and layout plans.

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.

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 No development shall commence until a scheme for the provision of 3 off street parking spaces has been submitted to and agreed in writing by the Local Planning Authority. The parking area shall be implemented in permanent materials before the development is 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. This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect privacy, highway safety 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. The applicant 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