

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/16/151/FUL
APPLICANT: MR P HOWELLS
12 TYTHEGSTON CLOSE PORTHCAWL

LOCATION: 12 TYTHEGSTON CLOSE PORTHCAWL

PROPOSAL: PROPOSED SINGLE STOREY EXTENSIONS TO FRONT & REAR AND FRONT AND REAR DORMERS

RECEIVED: 25th February 2016

SITE INSPECTED: 24th April 2016

APPLICATION/SITE DESCRIPTION

The application seeks planning permission to erect a single storey front extension, front and rear dormer extensions and a single storey extension to the rear of this detached property.

The proposed single storey extension will be an enlargement of the existing single storey front projection and will serve an extended lounge. The extension will measure 2.8m x 5.4m and will tie in with the existing roof reaching a maximum height of 4m.

The proposed rear dormer will be a flat roof dormer and will serve a bedroom. The proposed front dormer will extend the existing gable feature in the front roof slope and will serve a dressing area.

The proposed rear extension will replace the existing conservatory and will serve a sun lounge. The proposed sun lounge will measure 2.9m x 5.2m and will be finished with a mono-pitched roof reaching a maximum height of 3.5m.

The application property is a detached property within Tythegston Close in the western area of Porthcawl.

RELEVANT HISTORY

None

PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations expired on 22 March 2016.

NEGOTIATIONS

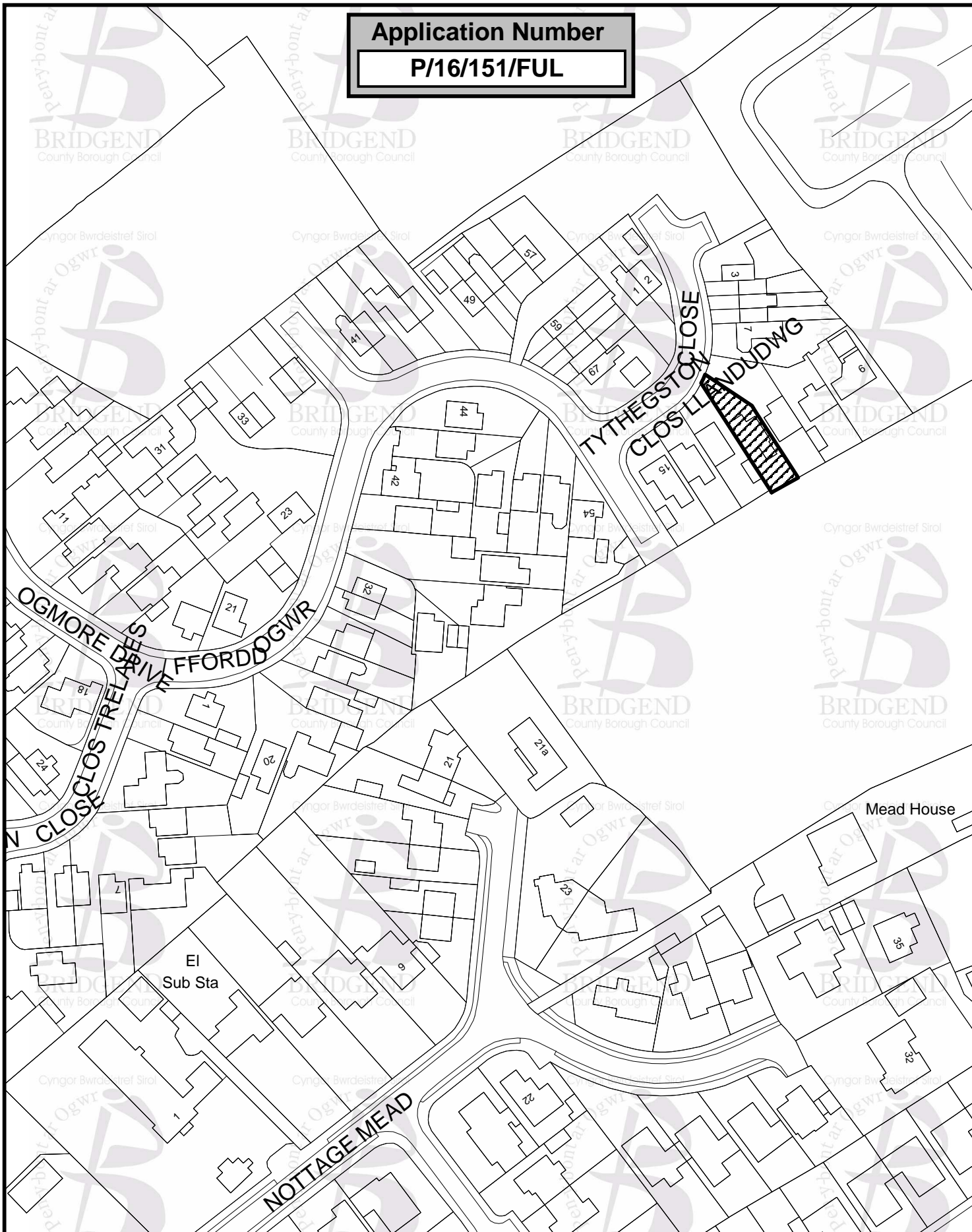
The agent was requested to reduce the scale of the front dormer, to provide a location plan highlighting the correct property and to provide an accurate development description. Amended plans were received on 10 May 2016.

CONSULTATION RESPONSES

Town/Community Council Observations

Application Number

P/16/151/FUL



Scale 1:1,250

Date Issued:
03/06/2016

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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Cyngor Bwrdeistref Sirol



Notified on 1st March 2016

Object to the proposal for the following reasons:-

- Visual Impact
- Overdevelopment of site.

Head Of Street Scene (Highways)

Requested that a condition be attached to any permission granted.

Wales & West Utilities

Advised on the location of apparatus.

REPRESENTATIONS RECEIVED

None

COMMENTS ON REPRESENTATIONS RECEIVED

The objections raised by the Town Council are addressed in the Appraisal section of this report.

APPRAISAL

The application is referred to the Development Control Committee for determination in view of the objection received from Porthcawl Town Council.

The application seeks planning permission to erect a single storey front extension, front and rear dormer extensions and a single storey rear extension at this detached property.

The proposed front single storey extension will be an extension to the existing single storey front projection. The extension will cover a small part of the existing driveway, but will not limit the amount of off street parking to an unacceptable level. The application site is set back from the building line of the property to the west, 13 Tythegston Close, and the property to the eastern side, No. 11, has a similar front projection, consequently, this element of the proposal does not raise any concerns in respect of residential amenity. The proposed extension will not be forward of a definable building line and will be set in from the highway off a private drive. Consequently, it will not be a prominent feature in the street scene. A condition is recommended, however, requiring the materials to be used in the external surfaces to match those of the main dwelling house.

The proposed front gable dormer will be an extension to the existing gable roof feature. It is proposed to increase the height of the gable in line with the ridge of the existing roof and this is considered to be acceptable as there are other properties with large gable features within the street scene. Again, a condition is recommended requiring the materials to be used in the external surfaces to match those of the main dwelling house.

The proposed rear dormer extension will be finished with a flat roof. Whilst this design is not always acceptable, in this instance, it will be located at the rear and will not be visible from any public positions. The dormer proposes one habitable room window which will allow for views over the neighbouring gardens, however, there are existing first floor habitable room windows which already overlook the neighbouring gardens and, as such, the proposed development is not considered to exacerbate the existing overlooking situation to such an extent as to warrant refusal of the scheme. Furthermore, there is an inherent element of overlooking in this built up urban area.

In regard to the proposed rear extension, this will replace the existing conservatory. The projection of the proposed extension into the rear garden area will be 0.6m less than the existing conservatory, however, it will increase in width by 2.2m. The proposed extension is single storey and will be screened from the neighbouring properties by the existing garages. The proposed rear extension is not considered to raise any overriding concerns in respect of residential or visual amenity.

The proposed development is not considered to be overdevelopment of the site as the projection of the proposed rear extension is less than the existing conservatory and there is a sufficient level of off street parking and private amenity space to serve the extended dwelling.

In respect of the Wellbeing of Future Generations (Wales) Act 2015, Section 3 of the Act imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- * A prosperous Wales
- * A resilient Wales
- * A healthier Wales
- * A more equal Wales
- * A Wales of cohesive communities
- * A Wales of vibrant culture and thriving Welsh language
- * A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that the impact of the development on the achievement of the well-being goals and objectives has been addressed in the appraisal.

Whilst determining this application Policy SP2 of the Bridgend Local Development Plan and Notes 1,2,6,8,10,11,12,14 & 18 of Supplementary Planning Guidance 02: Householder Development were considered.

CONCLUSION

This application is recommended for approval because the development complies with Council policy and Council's guidelines and does not adversely affect privacy or visual amenities nor does it so significantly harm neighbours' amenities or highway safety 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:-

- Proposed Extension & Loft Conversion (received 10 may 2016)
- Proposed section (received 25 February 2016)

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

extension 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 as agreed 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 Council's guidelines and does not adversely affect privacy or visual amenities nor does it so significantly harms neighbours' amenities or highway safety as to warrant refusal.

b) Wales & West Utilities has pipes in the area. The developer is advised to contact Wales & West Utilities on 0800 111 999 prior to commencing any work on site.

c) The developer is urged to consider the advisory information on this application that has been received from consultees and which may be accessed via <http://www.bridgend.gov.uk/planningapplications/search.php>

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None