

REFERENCE: P/16/313/FUL

APPLICANT: Ms F & A Wickham Three Horse Shoes, Lamb Row, South Cornelly, CF33 4RL

LOCATION: Land Adj Three Horse Shoes, Lamb Row South Cornelly

PROPOSAL: 4 New Dwellings (2 X Semi Detached 2 Bed Dwellings & 2 X Semi Detached 2 Bed Bungalows)

RECEIVED: 22 April 2016

SITE INSPECTED: 10 May 2016

APPLICATION/SITE DESCRIPTION

The application seeks consent to redevelop the car park of a former public house for residential development. The public house has since been converted into residential accommodation.

The proposal would involve the construction of four units within the L-shaped plot, consisting of:

1. A pair of two-storey semi-detached properties, measuring 10m X 8.3m and reaching maximum heights of 5.2m (eaves) and 8m (ridge).
2. A pair of semi-detached dormer bungalows measuring 11.7m x 8.3m and reaching maximum heights of 2.8m (eaves) and 8m (ridge).

RELEVANT HISTORY

P/14/829/FUL - Internal Alterations and Change of Use to House of Multiple Occupancy [Approved with Conditions 02/02/2015]

P/10/699/FUL - 2 No. Dwellings and 1 No. Bungalow [Approved with Conditions 19/11/2010]

P/10/454/FUL - 4 No. Dwellings and 1 No. Bungalow [Refused 02/09/2010]

P/10/113/FUL - Dormer Extensions to Former Public House [Refused 18/12/2009]

P/09/882/FUL - Convert Public House to 1 Dwelling with Media Facilities and Guest Accommodation [Approved with Conditions 18/12/2009]

PUBLICITY

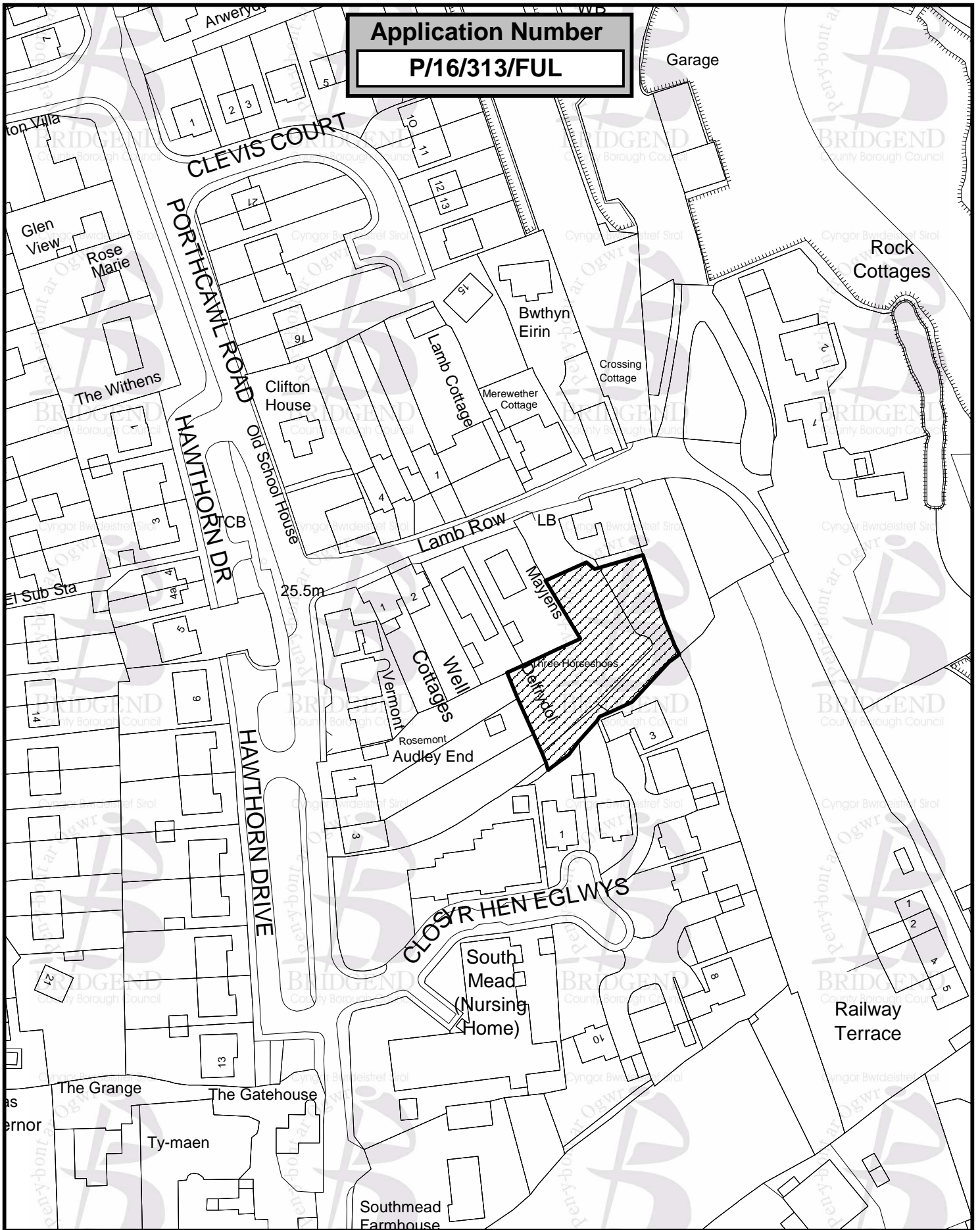
The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 19 May 2016

Application Number

P/16/313/FUL



Scale 1:1,250

Date Issued:
30/06/2016

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



CONSULTATION RESPONSES

Cllr. M. Butcher

- Requests that the application be referred to Committee:

1. Concerns on highway safety
2. Concerns over impact on neighbouring properties, including loss of access

Group Manager Transportation and Engineering (Highways)

- No objections to the proposal subject to conditions and advisory notes

Land Drainage Section

- No objections to the proposal subject to conditions and advisory notes

Welsh Water

- No objections to the proposal subject to advisory notes

Ecology

- No objections to the proposal subject to an advisory note

REPRESENTATIONS RECEIVED

Objections have been received from the following:

Cornelly Community Council

Lavender House, Lamb Row

Delfrydol, Lamb Row

Lamb Cottage, Lamb Row

3 Lamb Row

1 Well Cottages, Lamb Row

1, 2 and 3 Porthcawl Road

4 Railway Terrace

7 Hawthorn Drive

1 Rock Cottage

Ty Maen House, Porthcawl Road

Their response have been amalgamated and summarised as follows:

1. Loss of residential amenity and well-being (light, privacy, outlook and dominance)
2. In adequate parking and detrimental to highway safety
3. Overdevelopment
4. Loss of access
5. Loss of view and devaluation of property
6. Loss of an old post box and wall which are heritage features
7. Inadequate water supply and drainage to facilitate the development

COMMENTS ON REPRESENTATIONS RECEIVED

In response to the comments received:

1. Refer to the 'Appraisal' section of the report for a detailed assessment of the impact of the proposal on the residential amenities of all properties which back onto the application site.

2. Refer to the 'Appraisal' section of the report.
3. Refer to the 'Appraisal' section of the report.
4. A number of properties backing onto the site have gates that provide access across the application site. This matter was considered during the determination of the previous applications and it is concluded that it is a private matter between the concerned residents and the landowner of the application site.
5. These are not a material consideration and, as such, cannot be given any significant weight during the determination of this application
6. Presently a stone wall and an old post box are situated at the frontage of the site. The plans indicate that the existing post box would be repositioned onto the reconfigured boundary wall, which would facilitate an improved access into the site, including an area for the storage of domestic waste. The plans, therefore indicate the retention of heritage-related features at the entrance of the site. However, the post box and wall is not subject to any planning control, particularly since they are not listed, are not within a conservation area, nor are they subject to any other planning-related restrictions. As such, this aspect of the scheme is not deemed to be a significant material consideration in the determination of this application.
7. Refer to the 'Appraisal' section of the report.

APPRAISAL

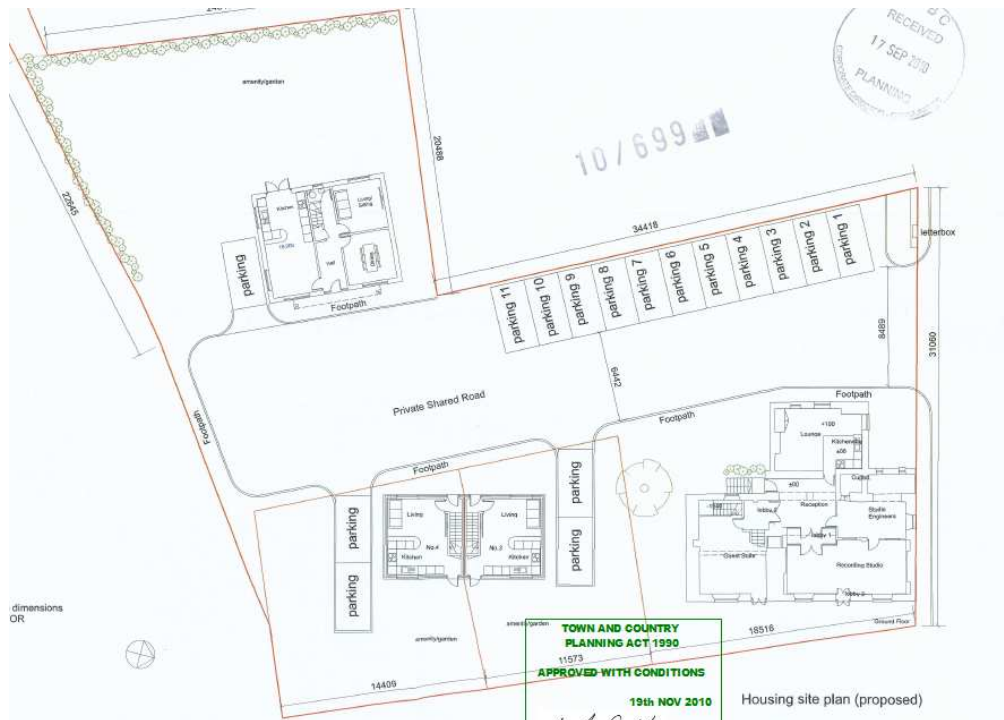
The application is referred to Committee at the request of the local Member and due to objections from the Community Council and several local residents.

The site is subject to previous planning applications for residential development. Of note, are applications P/10/454/FUL and P/10/699/FUL. The former application sought consent for five units and was refused planning permission on the following grounds:

1. The narrow road leading to the site and the discontinuous and narrow segregated pedestrian footways along Lamb Row are unsuitable to serve the proposed residential development contrary to Policy H5 of the Bridgend Unitary Development Plan.
2. The proposed additional use of the substandard access will create increased traffic hazards to the detriment of highway safety contrary to Policy H5 of the Bridgend Unitary Development Plan.
3. In the absence of adequate off street parking facilities, the development would generate additional on street parking along Lamb Row to the detriment of highway safety and the free flow of traffic contrary to Policy H5 of the Bridgend Unitary Development Plan.
4. The proposal constitutes an over development of the site as the proposed layout does not provide sufficient amenity space available for future use of occupiers of this development contrary to Policies EV45 and H5 of the Bridgend Unitary Development Plan.

- The proposed development would, by virtue of its design, siting and orientation be visually obtrusive and generally out of character with existing properties in the area, contrary to Policies EV45 and H5 of the Bridgend Unitary Development Plan.

The scheme was subsequently revised and application P/10/699/FUL sought consent for three units and was approved subject to conditions. The approved layout is shown below:



The circumstances of the site have not significantly changed since the two applications submitted in 2010, however, it is noted that the former Three Horseshoes Public House has had consent to be converted into a house of multiple occupancy (P/14/829/FUL refers).

This scheme has been subject to pre-application advice and was based on the premise of replacing the single bungalow granted under P/10/699/FUL with a larger building, to enable a pair of semi-detached bungalows, whilst re-orientating the pair of two-storey semi-detached properties adjacent to the former public house by approximately 90 degrees, as shown in the submitted site layout plan:



The site is located within the designated settlement boundary of South Cornelly and as such the development of this site for residential purposes could be regarded as 'windfall and small scale housing' since the adopted Bridgend Local Development Plan (BLDP) does not protect the site for an existing or alternative use.

With the principle established, the site is primarily assessed against Policy SP2 of the BLDP which specified the criteria for the design of new development and sustainable place-making. This is supported by the Council's adopted guidelines, including: Design Guide 1: Dwellings and Domestic Scale Buildings (DG1), Supplementary Planning Guidance 2: Householder Development (SPG2) and Supplementary Planning Guidance 17: Parking Standards (SPG17).

The application is supported by number of photomontages from different perspectives, including a design statement which has examined the impact of the development upon the visual amenity of the area and the residential amenities of neighbouring properties. This is supplemented with an in-depth analysis of the size and levels of the site and this data has enabled the agent to undertake a modelling exercise to facilitate the capabilities of the site to accommodate new development. The results of the survey suggested that the previously approved scheme did not fully demonstrate the potential of the site. Furthermore, three-dimensional plans have been submitted which show the relationship of the site with neighbouring properties.

The application seeks consent for 4 dwelling-units and, as such, this does not 'trigger' the need for any planning obligations concerning affordable housing and education requirements. The proposal would not result in a loss of public open space, and given the constraints of the site and the limited number of units proposed in this application, it is

considered that the development would not require a contribution towards open space. It is noted that the site is approximately 150m from public open space at Greenacres.

The houses surrounding the application site are comprised of a mix of house types and materials. The dwellings on Lamb Row and Porthcawl Road are generally older buildings with a variety of styles and materials with some having more recent dormer extensions fitted. As such it is considered that the properties in the locality do not have any architectural, historic or group value. The houses to the south of the site at Clos yr Hen Eglwys are more modern, brick finished dwellings. The converted former public house has been finished in a smooth render.

The photomontages and site-level data has improved the understanding of the development, particularly the relationship of the development with its surroundings and neighbouring properties.

The proposed residential units would have a degree of design merit and would be compatible with the former public house. The dwellings and bungalows would be finished using render and stone-effect quoins and detailing. The roof would be finished in artificial slate and the dormers serving the bungalows in timber. Given the mixture of house-types and external finishes in the immediate locality, it is considered that this proposal would not have such an adverse effect on the visual amenities of the area so as to warrant refusal. The development, therefore, satisfies the visual amenity criteria of Policy SP2 of the BLDP and guidelines within DG1 and SPG2. However, in the absence of details concerning all external finishes, it is considered prudent to impose a condition for such details, including boundary treatments, to be agreed.

With specific regards to the pair of two-storey dwellings, whilst their front elevations would be orientated to face the three-storey bulk of the former public house, the plans demonstrate that the 25-degree zone of the ground floor windows would not be infringed upon. The development, therefore, meets the Council's guidelines with regards to dominance and it would also achieve the recommended guidelines for light (Notes 1 and 2 of SPG2 refers). The side-elevation of the former public house, facing the front elevation of the pair of two-storey dwellings, does not have any habitable room windows, therefore, the development meets Note 6 of SPG2 concerning privacy standards.

Notwithstanding the above, whilst the plans demonstrate that the rear elevation of the western-most dwelling of the pair of two-storey dwellings would achieve the recommended privacy distances with No.3 Clos yr Hen Eglwys (Note 6 of SPG2 refers), the rear elevation of the eastern-most dwelling would only achieve a distance of 8.2m with the rear boundary which backs onto the garden of 3 Clos yr Hen Eglwys. The side elevation of No.3 Clos yr Hen Eglwys facing the application site only has windows on its ground floor only. One window serves a habitable room, however the main source of amenity for this room is from a window located on its rear elevation. Furthermore, since this property is located on a lower level to the application site and in close proximity to the boundary, the existing boundary treatment limits the level of amenity attributed to this window and restricts the ability for unreasonable overlooking from the development into the side-facing windows of No.3.

Notwithstanding the above, whilst boundary treatments would protect ground floor views into No.3, a condition would be required for the large lower pane of Bedroom 1 to be fitted with fixed-pane obscure glass. This would avoid any unreasonable downward overlooking into the grounds of No.3, whilst Bedroom 1 would retain high-level outlook from this window and from a window on its side elevation facing trees to the east of the site.

Subject to this condition and having regard to the levels of the site, the separation distance and the northern position of the pair of two-storey dwellings to No.3 Clos yr Hen Eglwys, it is considered that this aspect of the scheme would not result in any unreasonable loss of amenity to this neighbouring property, particularly with regards to privacy, light, outlook and dominance.

Notwithstanding the above, it is considered necessary to impose a condition for the lower panes of the first-floor windows serving Bedroom 1 and bathroom of the western-most dwelling to be fitted with fixed-pane obscure glass as this would avoid unreasonable overlooking towards the front elevation of the proposed pair of semi-detached bungalows and 'Lavender House'.

The pair of two-storey dwellings would have an adequate amount of outdoor amenity space and, subject to the agreement of boundary treatments, it would be sufficiently usable and private.

With regards to the pair of bungalows, careful consideration has been given to the topography of the land and the relationship of the development with neighbouring properties. The plans are detailed and supplemented with photomontages and shadowing surveys.

Beginning with those properties from Clos yr Hen Eglwys, this aspect of the development would primarily be adjacent to Nos.1-3. These properties are on a lower level to the application site. The nearest part of the pair of bungalows would be adjacent to the garage of No.3 Clos yr Hen Eglwys. The L-shaped orientation of No.3 is such that it tends to 'shield' itself away from the application site. Having regard to the above, it is considered that this aspect of the development would not have any unreasonable effect on their residential amenity.

With regards to Nos.1 and 2 Clos yr Hen Eglwys, the proposed bungalows would back onto their rear boundaries, with the nearest distance being approximately 4m away. Whilst the application site is higher than Nos.1 and 2, the bungalows would be to the north of their rear elevations.

The plan 'Light Protection Sections' provides a detailed examination of the proposed bungalows with the rear elevation of No.2, which is the property that would be impacted the most by the proposed development. However, the plans demonstrate that the development would meet the 21m recommended distance between properties and would not infringe the daylight protection zone nor indicate unreasonable domination (Notes 1, 2 and 6 of SPG2 refers).

Whilst there would be a degree of domination at the upper end rear garden of No.2, this would not be so unreasonable so as to warrant refusal of the scheme, especially since the overall length of the garden is approximately 20m.

No.1 Clos yr Hen Eglwys has constructed a conservatory on its rear elevation, however unlikely No.2, this property would not be directly aligned with the gable end of the proposed bungalow. Furthermore, a distance of approximately 21m would be between the nearest bungalow and the conservatory of No.1. Having regard to this relationship and the assessment concerning the impact on No.2, it is considered that this neighbouring property would not be so adversely affected by the proposal so as to warrant refusal.

Notwithstanding the above, a condition would be required for the only side-facing window (serving a landing), to be fitted with obscure glazing. A condition for the agreement of boundary treatments is also necessary in the interests of visual and residential amenities. Subject to the above, the development would not have such an adverse effect on the amenities of properties at Clos yr Hen Eglwys, particularly with regards to light, privacy, outlook dominance, so as to warrant refusal of the scheme.

The long rear gardens of Nos.1-3 Porthcawl Road backs onto the western boundary of the site. The boundary mainly consists of soft landscaping and the gardens of Nos.1-3 slopes downwards, with the application site being at a higher level. The plans demonstrate that the proposed bungalows would be sited approximately 10m from the rear boundary with Nos.1-3 Porthcawl Road.

Having regard to the distance to boundary, the site levels and the considerable length of the gardens of Nos.1-3, it is considered that the proposed bungalows would not result in any unreasonable loss of amenity to these neighbouring properties, especially with regards to light, outlook, well-being, and dominance (Notes 1, 2 of SPG2 refers).

The privacy of the future occupiers of the proposed bungalows and Nos.1-3 Porthcawl Road could be reasonably safeguarded by the imposition of a condition to agree boundary treatments. Furthermore, the rear-facing windows of the bungalow, including the dormer and velux-type windows would be in-excess of the recommended distances of 10.5m and 21m respectively, thereby, complying with privacy advice contained within Note 6 of SPG2.

The northern boundary of the site which would accommodate the proposed bungalows would be adjacent to the rear gardens of two properties, namely: 'Lavender Cottage' and 'Delfrydol'.

The bulk of the proposed bungalows would be aligned with 'Lavender Cottage' which has two sets of patio doors and has glazed the gable-ends above. The distance between its rear elevation and the gable-end of the nearest proposed bungalow would be approximately 17m. The distance to the upper floor window on the rear elevation of 'Lavender Cottage' would be approximately 21m. Subject to conditions for the only side-facing window (serving a landing), to be fitted with obscure glazing and for the agreement of boundary treatment, it is considered that the privacy of 'Lavender Cottage', 'Delfrydol' and the future occupiers of the bungalow would be reasonably safeguarded.

'Lavender Cottage' and 'Delfrydol' are positioned at a lower level to the application site. Its relationship with the development site and the proposed bungalows have been considered by the submission of a section drawing showing the rear elevation of 'Lavender Cottage' and the proposed bungalows, supplemented by a solar-path survey at various parts of the day and throughout the year.

Based on the evidence submitted, the 25 degree protection zone from the rear of 'Lavender Cottage' would not be infringed upon. It is, therefore considered that the scheme would not unreasonably dominate the outlook from the rear of this neighbouring property and, consequently, satisfies Note 1 of SPG2.

Having regard to the solar-path survey and the 'Light Protection Sections' plan, only a minor degree of overshadowing would occur, mainly to the amenity space. However, this would not be to such a degree so as to warrant refusal of the scheme.

The rear of the property known as 'Delfrydol' would not be directly aligned with the proposed development. Its rear elevation would predominantly back onto the amenity space of one of the proposed bungalows, whereby a condition for the agreement of boundary treatments would safeguard their amenities. Having considered the impact of the development upon 'Lavender Cottage', which has been identified to be the property which is the most affected from Lamb Row, it is considered that there would not be any unreasonable loss of amenity to 'Delfrydol', with specific regard to light, outlook, dominance and privacy.

Whilst, the former Three Horseshoes Public House has been recently converted into a house of multiple occupancy (P/14/829/FUL refers), the development has been designed so that there would be no unreasonable loss of amenity to its occupiers. For example, its southern elevation has a blank wall and the eastern and northern elevations face away from the proposed dwellings. Whilst the western elevation, which has several habitable room windows, would face the access drive into the site, any vehicular or pedestrian movements would not be of such intensity to be deemed unreasonably detrimental to their residential amenity, especially with regards to noise and disturbance. This also applies to the relationship of the site with immediate neighbouring properties since, until recently, the site has been a well-established public house, which would have generated a higher level of noise and disturbance compared to residential uses.

The pair of dormer bungalows would have an adequate amount of outdoor amenity space and, subject to the agreement of boundary treatments, it would be sufficiently usable and private.

Having regard to the redevelopment of the site as a whole, it is deemed that the proposal would not amount to overdevelopment, especially having considered the layout, the spaces between plots, impact on neighbouring properties, the provision of amenity space and the inclusion of parking and turning areas. Notwithstanding the above, whilst the site is capable of accommodating the proposed residential development, it is evident by this assessment that the site is subject to constraints, mainly by the topography of the land and its relationship with neighbouring properties. It is, therefore, considered reasonable to remove certain permitted development rights as this would ensure that amenities of neighbouring properties and the future occupiers of the proposed dwellings and bungalows would be reasonably safeguarded. Subject to the above, it is considered that the scheme satisfies the amenity criteria of Policy SP2 of the BLDP and the guidelines within SPG2.

The site generally consists of a mixture of hard landscaping and overgrown grass areas which defined the parking areas and the former beer garden. There are no trees which have significant public amenity value located within the site. This has also been reinforced by a tree survey conducted by a qualified arborist with the results submitted with the application.

It is acknowledged that there are several trees located to the east which are outside the boundary of the site. The immediate trees have become overgrown and do not have any significant public amenity value. There are protected trees approximately 11m from the site boundaries which have higher public amenity value, however, these are of sufficient distance away from the proposed development not to encounter any significant harm.

Section 40 of the Natural Environment and Rural Communities Act 2006 states that 'every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. This "duty to conserve biodiversity" has been replaced by a "biodiversity and resilience of ecosystems

duty” under Section 6 of the Environment (Wales) Act 2016 which came into force on 21st March, 2016.

Section 6 (1) states that “a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.” Section 6(2) goes on to state that “In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular (a) diversity between and within ecosystems; (b) the connections between and within ecosystems; (c) the scale of ecosystems; (d) the condition of ecosystems (including their structure and functioning); and, (e) the adaptability of ecosystems.”

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires LPA’s to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application. The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

The Council's Ecologist has concluded that the site does not contain any significant ecological features and, as such, there are no objections to the proposal. However, invasive species have been identified to be present and an advisory note would be attached to any consent issued, recommending its control and/or eradication. As such, it is considered that, overall, there will be no significant adverse residual impacts on ecology and biodiversity. Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies.”

A landscaping plan has been submitted with the application which demonstrates that new planting would be provided within the grounds of the site, supplemented with turf, decking and gravel paths. Whilst this soft landscaping works is considered acceptable, the hard landscaping lacks sufficient detail, especially with regards to the appearance and colours of surfaces, including the access and drive areas. A condition, therefore, would be imposed for all hard surfacing works to be agreed.

The site is approximately 100m away from Gaens quarry and the suitability of the site to accommodate residential development was considered acceptable, in principle, under the previous applications. Since there have been no significant change to the relationship of the site with the quarry since the previous decision, it is considered that this development is acceptable and would and the level of impact from the quarrying operations would not be so significant as to warrant refusal of the application.

A drainage plan has been submitted providing a degree of detailing concerning the means of controlling foul and surface water. This plan has been examined by the Land Drainage Section of the Council who has concluded that the site is capable of accommodating new residential development, however, further drainage details would be required. As such,

there are no objections to the proposal and the submission of full drainage details can be secured by a condition. Welsh Water also has no objections to the proposal subject to a series of advisory notes which would assist the implementation of an effective drainage scheme.

To facilitate the development the proposal would include an area for the storage of domestic waste. This would be located at the immediate entrance to the site, thereby providing direct access to refuse vehicles from Lamb Row. This is considered an effective arrangement, based on good design principles.

However, to create the waste storage area and to improve the access to the site, the boundary wall at the entrance of the site would be altered. Details of the access, waste facility and boundary wall have been provided on the plan titled 'Site Entrance'. The stone wall and waste facility would not have any significant adverse effect on the visual amenities of the area and given that it would be associated with domestic waste for a small number of properties, it would not harm the amenities of neighbouring properties.

The Group Manager Transportation and Engineering (Highways) has considered that transportation and highway safety implications of the application of the proposal and has no objections to the proposal subject to conditions and advisory notes. It is, therefore, considered that the proposal would not have any significant adverse effect on highway/pedestrian safety.

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 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 there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

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:

1A - Site Plans (received 24 June 2016)

2 - Semi Detached Dwellings (received 21 April 2016)

3 - Semi Detached Bungalows (received 21 April 2016)

5A - Light Protection Sections (received 27 June 2016)

6 - Site Entrance (received 21 April 2016)

4748-10 Drainage Plan (received 6 May 2016)

4748-11 Pavement & Drainage Construction Details (received 6 May 2016)

Planting Plan [Cardiff Treescapes] (received 22 June 2016)

Arboricultural Method Statements and Specifications for Planting/Soft Landscape scheme [Cardiff Treescapes] (received 22 June 2016)

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

2. Notwithstanding the requirements of Condition 1, 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 buildings and waste storage facility, 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 requirements of Condition 1, no development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the material, external appearance and colours of all proposed hard surfaces of the development, hereby approved. The surfacing works shall be carried out in accordance with the agreed plan 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: In the interests of visual amenities.

4. Notwithstanding the requirements of Condition 1, no development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating 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.

5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no development, which would be permitted under Article 3 and Classes A, B, C D and E of the Order, shall be carried out at any time on any of the dwelling-units, hereby approved.

Reason: In the interests of visual and residential amenities.

6. The side-facing, first floor window serving the "Landing" of both dormer bungalows, as shown on drawing "3 - Semi Detached Bungalows" (received 21 April 2016) shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington index of obscurity. The windows shall be fitted prior to the beneficial use of that corresponding dormer bungalow and shall then be retained in perpetuity.

Reason: In the interests of privacy and residential amenities.

7. The side-facing, first floor window serving the "Bathroom" of the western-most two-storey dwelling, as shown on drawing "2 - Semi Detached Dwellings" (received 21 April 2016) shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington index of obscurity. The window shall be fitted prior to the beneficial use of that dwelling and shall then be retained in perpetuity.

Reason: In the interests of privacy and residential amenities.

8. The lower pane of the side-facing, first floor window serving "Bedroom 1" of the western-most two-storey dwelling and the lower pane of the rear-facing, first floor window serving "Bedroom 1" of the eastern-most two-storey dwelling, as shown on drawing "3 - Semi Detached Bungalows" (received 21 April 2016) shall be fitted with fixed pane obscure glazing to a minimum of level 5 on the Pilkington index of obscurity. The windows shall be fitted prior to the beneficial use of that corresponding dwelling and shall then be retained in perpetuity.

Reason: In the interests of privacy and residential amenities

9. Notwithstanding the requirements of Condition 1, no development shall commence until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, road and roof/yard (surface) water will be dealt with, has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to the occupation of any of the dwellings hereby approved.

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

10. The parking area for the parent property (former Three Horse Shoes) shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout and the parking associated with the proposed dwellings shall be completed in permanent materials in accordance with the approved layout (4748-379-15 drg.no. 1 Rev A) prior to the development being brought into beneficial use and retained thereafter.

Reason: In the interests of highway safety.

11. The proposed means of access shall be laid out as per the approved plan (4748-379-15 drg.no. 6 Rev -) and constructed and retained in permanent materials with the proposed vision splays before the development is brought into beneficial use and retained as such thereafter.

Reason: In the interests of highway safety.

12. No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the vision splay areas at any time.

Reason: In the interests of highway safety.

13. No development shall commence until a scheme for the provision of a suitable back edge of footway delineating the maintainable highway and private drive has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development, hereby approved, is brought into beneficial use.

Reason: In the interests of maintaining correct highway extents.

14. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

- a. This application is recommended for approval because the development complies with Council's policy and guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.
- b. The drainage details required by condition 2 shall include the following details:-
 - Provide exact locations of trial pits in comparison to the proposed soakaway locations
 - Provide calculations in accordance to BRE-Digest 365 for each of the trial pits conducted
- c. The presence of any significant unsuspected contamination, which becomes evident during the development of the site, shall be brought to the attention of Public Protection.
- d. Foul and surface water discharges must be drained separately from the site.
- e. No surface water or land drainage run off shall be allowed to connect or discharge, either directly or indirectly, into the public sewage system.
- f. If a connection is required to the public sewage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on Tel.0800 085 3968.
- g. The developer should make every effort to ensure surface water from any permanent surface drains onto adjacent porous surfaces, thereby reducing the demand on the drainage system. Alternatively, the developer may wish to explore the use of permeable materials for the parking areas and shared private drive, although compacted chippings would not be considered acceptable as they are likely to be dragged onto the highway to the detriment of highway and pedestrian safety. As a result of the above, impermeable surfacing such as concrete or tarmac extending across the full width of the parking areas and shared private drive should not be considered as a first option.

- h. 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.
- i. The applicant/developer is advised that the site contains invasive species. It is an offence to deliberately cause their growth and spread. It is recommended that a scheme is devised for their control and/or eradication prior to the commencement of the development of the site. Further advice can be obtained by contacting the Council's Ecologist on (01656) 643 196.
- j. Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. You should contact the highway maintenance inspector for the area, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541.
- k. In the interests of promoting sustainable means of travel to / from the site, the applicant/developer is encouraged provided 2 cycle parking spaces per proposed dwelling.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers
None