

REFERENCE: P/16/284/FUL

APPLICANT: Porthcawl Counselling Service Ty Elis, 14 Victoria Avenue, Porthcawl, CF36 3HG

LOCATION: Ty Elis, 14 Victoria Avenue, Porthcawl

PROPOSAL: Rear Ground Floor Extension, Raise Floor Level of Annex For Disabled Access To 1st Floor & Dormer To Rear.

RECEIVED: 9 May 2016

SITE INSPECTED: 14 July 2015, 23 November 2015 & 29 February 2016.

APPLICATION/SITE DESCRIPTION

The application seeks planning permission to erect a single storey extension, alter the roof of the existing two storey projection and erect a dormer extension to the rear of this terraced property. The development also includes the reconfiguration of the room layout within the property.

The application property is located in a primarily residential street, however the property is not used for residential purposes and is used for counselling and training purposes (P/09/467/FUL refers).

The proposed single storey extension and existing property will accommodate a reception area, admin office, staffroom, 2 x counselling rooms and a toilet at ground floor level. The first floor layout will accommodate 3 x counselling rooms and a training room. The second floor will accommodate a library. The proposed development will result in the addition of one counselling room.

The proposed single storey extension will infill the area to the west of the existing rear projection and extends 5.1m to the rear. The proposed extension will be finished with a pitched roof reaching a maximum height of 4.1m. The existing two storey projection will be altered from a mono-pitched roof to a pitched roof, increasing the height by 0.9metres at the highest point.

The property is a terraced property on Victoria Avenue, Porthcawl. The properties either side of the application site are residential properties. A lane runs along the rear of the property.

RELEVANT HISTORY

P/09/467/FUL - Change of Use from residential to Office use to provide facilities for counselling & training - Approved 31-07-2009

P/12/602/FUL - Change of use of residential garage to staff training room and extend - Approved 26-10-2012

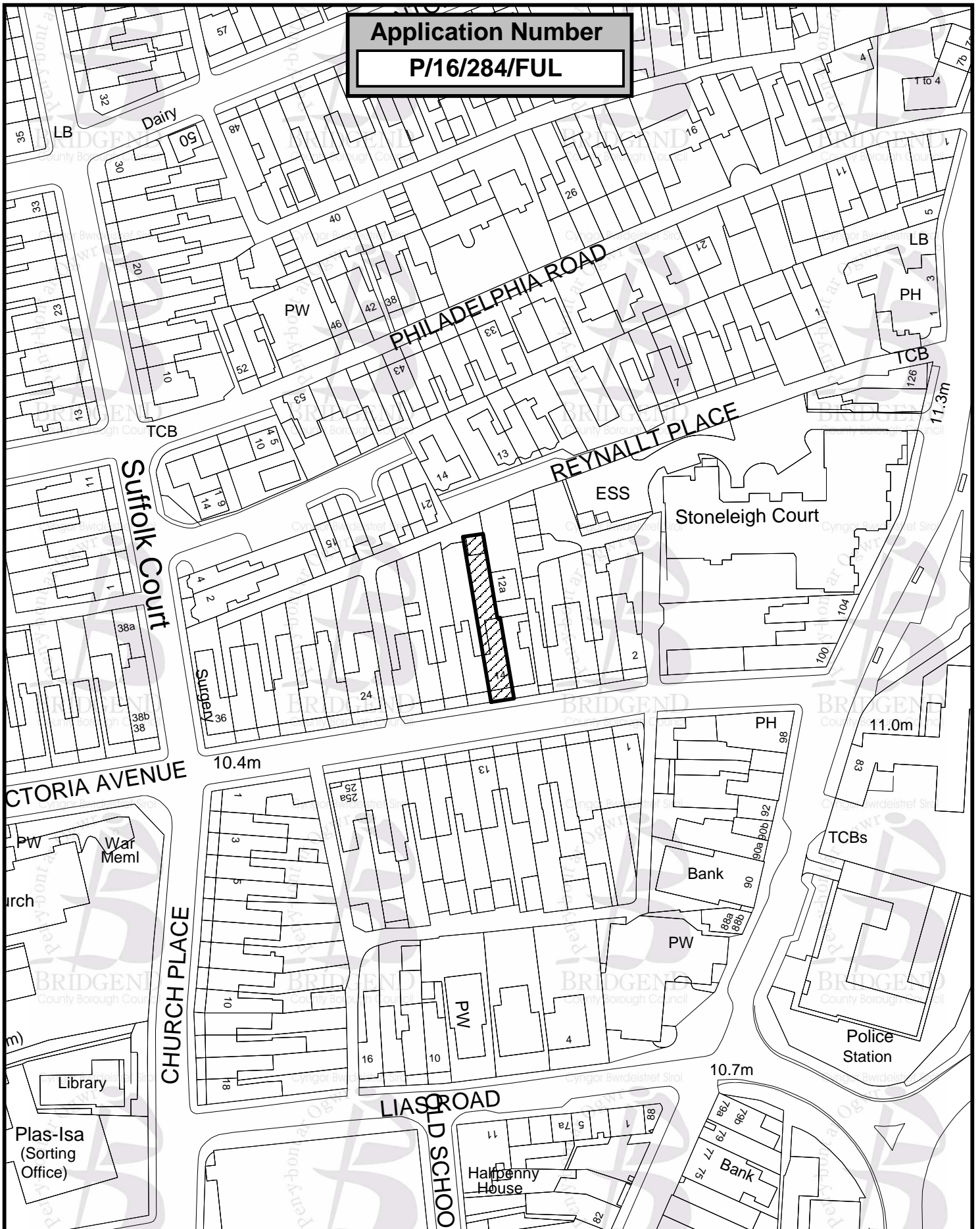
P/15/399/FUL - Two Storey Extension with dormer to rear - Refused 10-03-2016

PUBLICITY

Neighbours have been notified of the receipt of the application.
The period allowed for response to consultations expired on 21 June 2016

Application Number

P/16/284/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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CONSULTATION RESPONSES

Porthcawl Town Council - Object to the application for the following reason:-

'No off street parking allocated. Loss of visual amenity and residential amenity due to the size of the proposed design and overcrowding. Concern about access for emergency vehicles to the rear of the property.'

Land Drainage Officer - Advised on drainage.

Highways Officer – No highway objection.

REPRESENTATIONS RECEIVED

Councillor Aspey Objects to the proposal.

Objections were received from the following local residents:-

- J & H Simon - 16 Victoria Avenue
- W Forster, I Gwillium & D Chugg - 18 Victoria Avenue
- S Sheppard - 12 Victoria Avenue
- K Edwards - 8 Victoria Avenue
- T & M Brookes - 10 Reynallt Place
- M Joseph - 13 Reynallt Place
- S & A Jones - 14 Reynallt Place

The objections received are summarised as follows:-

- Parking provision and highway safety
- Visual impact
- Impact on residential amenities
- loss of light to properties on Victoria Avenue
- Scale of development
- There are more suitable locations in the town
- Structural safety concerns
- Disruption during construction phase
- Damage to property
- Access by emergency vehicles
- Potential devaluation of property

COMMENTS ON REPRESENTATIONS RECEIVED

The issues of parking provision, residential amenity, visual amenity and overdevelopment of the site are addressed in the 'Appraisal' section of this report.

The Transportation Development Control Officer has assessed the scheme and has indicated that the development is acceptable in terms of parking provision and highway safety.

Disruption caused during the construction phase will be for a short term only and is not, therefore, a reason to preclude planning permission.

Reynallt Place is a private lane and any access permitted along the lane for construction purposes is a private matter.

There may be alternative premises available, however, the Local Planning Authority has to consider the scheme as submitted.

Any extension work will have to comply with Building Regulations and any damage to neighbouring property caused during construction is a private matter.

Potential devaluation of property is not a material planning consideration.

APPRAISAL

The application is referred to the Development Control Committee for determination in view of the objections received.

The application seeks planning permission to erect a single storey extension, alter the roof of the existing rear two storey projection and to erect a dormer extension to the rear of this terraced property.

The application is an amendment to a previously refused proposal (P/15/399/FUL refers) for a much larger scheme which consisted of a two storey extension, a single storey extension and a dormer roof extension to the rear. The current application has sought to address the refusal by reducing the scale of the development by removing the two storey element.

The proposed development is assessed against the Bridgend Local Development Plan (LDP) adopted in 2013. Policy SP2 of the LDP is particularly relevant and states:-

'All development should 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'

In addition to Policy SP2 of the LDP the formally adopted Supplementary Planning Guidance (SPG) 02 - Householder Development (adopted on 12/12/2008) is also relevant and sets out objectives that define what is likely to be acceptable. Whilst the SPG relates to householder development it is considered that the principles of the SPG are generally relevant to this application.

The application site is a terraced property with residential properties either side of the property, 12 & 16 Victoria Avenue, and a modest residential property is located to the north east of the property, 12A Victoria Avenue. The application property benefits from a large single storey detached structure to the rear of the site which is used as a training room (P/12/602/FUL refers).

In terms of the impact of the development on the adjoining properties, 12 Victoria Avenue, located to the east of the site, has a rear facing habitable room window at first floor level, which may be affected by the proposed altered first floor roof formation. Note 2 of SPG02 states 'No extension should unreasonably overshadow adjoining property.' In order to assess the extent of overshadowing a 45 degree line, indicating the day light protection zone, is drawn from the mid-point of the affected window or 2m in the case of patio doors. The daylight protection zone of the first floor window at No. 12 is not intruded on plan or in elevation, consequently the development is considered not to overshadow No.12 to an unacceptable degree.

In regard to the property at 12A Victoria Avenue the proposed extension is considered not to infringe the daylight protection zone of the south facing windows at No. 12A. Whilst, there is a window which directly faces the application property, this is a secondary window serving a kitchen, consequently, the proposed development is considered not to adversely affect No. 12A to such an extent as to warrant refusal of the scheme.

16 Victoria Avenue, to the west of the site, has a single storey rear projection which serves a kitchen/diner. The kitchen/diner is served by 3 habitable side facing windows and a side facing door, which will directly face the proposed extension. Two of the existing windows, serving the kitchen area, currently directly face the existing two storey projection at the application site and these windows are obscurely glazed. A clear glazed window serving the dining area will directly face the proposed single storey extension, as the extension is single storey only it is not considered to adversely affect the amount of daylight reaching this window to an unacceptable degree.

In respect of the ground floor rear facing window at No.16, Note 2 of SPG02 states that 'No extension should unreasonably overshadow adjoining property.' The daylight protection zone of the ground floor rear window is intruded in elevation and on plan, however the intrusion is marginal and the room is also served by a south facing window on the front elevation of the property. As such, the impact is not considered to be so harmful as to warrant refusal for this reason.

In terms of the scale of the overall development, although the development would leave only a modest area of open space this is considered acceptable to serve a commercial property. If the use of the property were reverted back to residential in the future there is the potential to provide additional amenity space by removing or reducing the training room.

Whilst views of neighbouring properties will be possible from the rear facing windows in the dormer due to the built up nature of the area there is existing mutual overlooking and the development is not considered to exacerbate the existing overlooking situation to an unacceptable degree.

In terms of the impact of the proposed development on the visual amenities of the area, the development is to the rear of the property and, although it will be visible from the rear lane and Reynallt Place, the extension has a similar appearance to that of the existing extension. As such the impact on the visual amenities of the area is considered to be acceptable.

With regard to the impact of the development on parking provision, the extended property would provide one additional counselling room. Given the limited increase in counselling rooms, the availability of on street parking and the close proximity of the site to public car parks and public transport the development is considered to be acceptable in terms of parking provision and highway safety.

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, Notes 1,2,6,8,10,11 & 12 of Supplementary Planning Guidance 02:Householder Development were considered.

CONCLUSION

Notwithstanding the objections received, 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 so significantly harms 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:-

Ground Floor Plan (revised) 09:36:04 D (received 9 May 2016)
First Floor Plan (revised) 09:36:05 E (received 9 May 2016)
Roof Floor Plan (revised) 09:36:06 D (received 9 May 2016)
Existing & proposed elevations 09:36:07 C (received 9 May 2016)
Existing & proposed site plans 09:36:08 C (received 9 May 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. The extended premises shall be used as a counselling service with staff training and for no other purpose including any other use in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To ensure the Council retain control over the use of the property.

4. The development hereby permitted shall not operate outside the following times:-

Monday-Friday 09:00-21.00
Saturdays 09:00-13:00
Sundays and Bank Holidays: Closed

Reason: To safeguard the residential amenities of neighbouring properties.

5. No development shall commence until a scheme for the provision of 2 cycle parking stands has been submitted to and agreed in writing by the Local Planning Authority. The scheme as agreed shall be implemented before the development is brought into beneficial use and retained as such in perpetuity.

Reason: In the interests of promoting sustainable means of travel to / from the site.

* 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 so significantly harms neighbours' amenities or highway safety as to warrant refusal.

b) No surface water is allowed to discharge 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) A travel plan should be produced and the applicant is advised to consider the Travel Plan Guide for Developers at the following internet address:

<http://www.bridgend.gov.uk/web/groups/public/documents/manuals/050232.pdf>

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None