

**REFERENCE:** P/16/440/FUL

**APPLICANT:** Mr Mike Gregory 94 Coychurch Road,  
Pencoed, Bridgend CF35 5NA

**LOCATION:** 94 Coychurch Road, Pencoed CF35 5NA

**PROPOSAL:** Demolish existing conservatory & extend existing single storey extension at the rear

**RECEIVED:** 2 June 2016

**SITE INSPECTED:** 14 July 2016

### **APPLICATION/SITE DESCRIPTION**

The property is a semi-detached property located on the western side of Coychurch Road, opposite Croesty Primary School.

The proposal involves the removal of the existing conservatory which measures 4.5m x 2.9m with a pitched roof reaching a height of 3.25m (eaves on boundary 2.4m) and its replacement with a kitchen and store room extension measuring 4.5m x 9.1m with a flat roof reaching a height of 3.1m. Three skylights are proposed within the flat roof extension.

External wall finishes are proposed to match the existing dwelling.

### **RELEVANT HISTORY**

P/01/1081/FUL Conservatory Consent granted 1 February 2002

### **PUBLICITY**

Neighbours have been notified of the receipt of the application.  
The period allowed for response to consultations/publicity expired on 30 June 2016.

### **CONSULTATION RESPONSES**

Pencoed Town Council offers no response as the applicant is a Town Councillor.

### **REPRESENTATIONS RECEIVED**

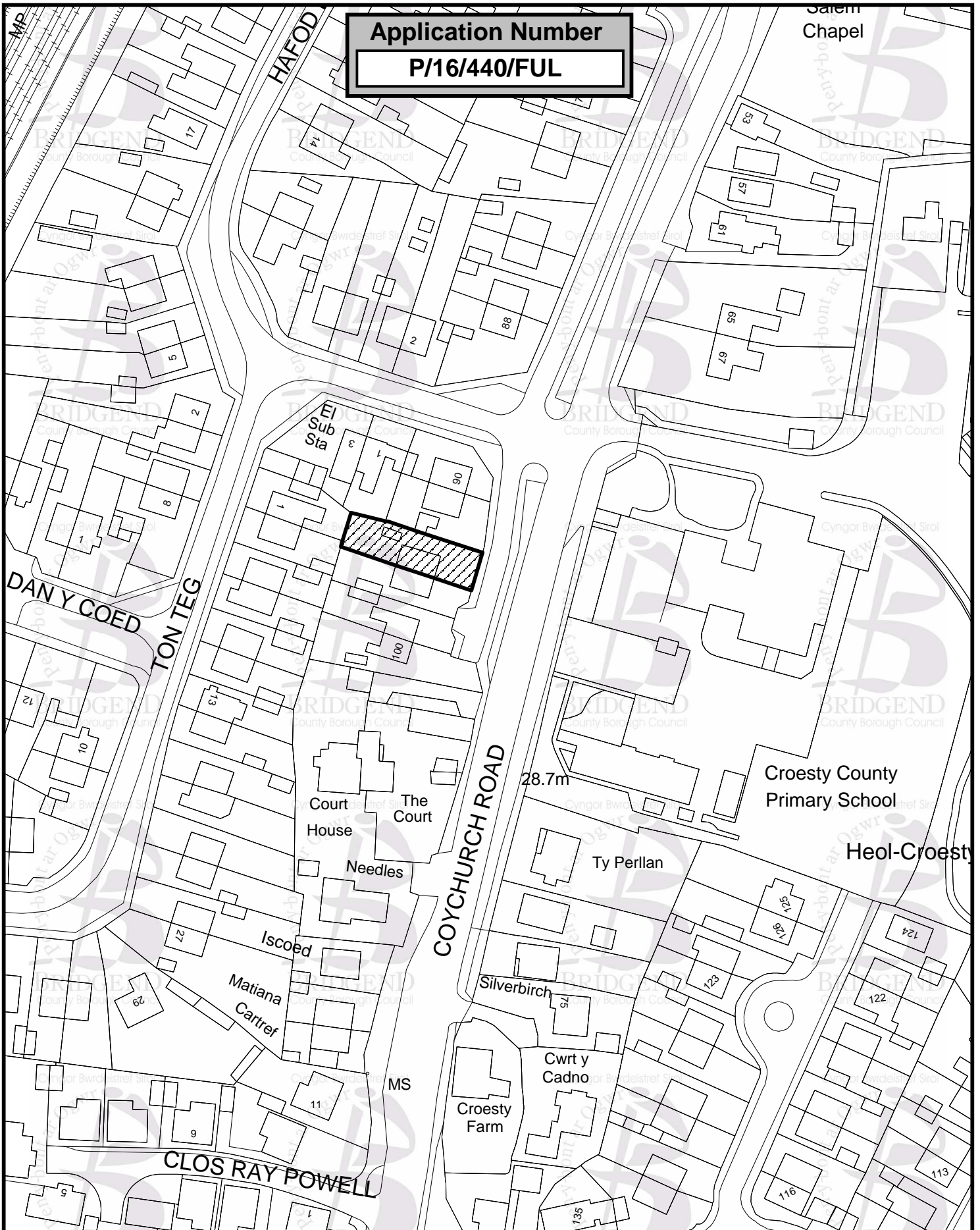
Paul Sealy - 96 Coychurch Road

I strongly object to the proposed extension on the back of 94 Coychurch Road, Pencoed.

I would be losing light from my kitchen window because of the new height of proposed extension, plus the extension is more than 6 metres out from the original house, plus the fact that it will look unsightly and might de-value my house. I am willing for you to view the rear of my property and view from my kitchen anytime. The conservatory is 7.5m from original wall. As it stands, as far as I can see, this should not have had planning in the first place.

**Application Number**

**P/16/440/FUL**



**Scale 1:1,250**

**Date Issued:  
27/07/2016**

**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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## **COMMENTS ON REPRESENTATIONS RECEIVED**

The height of the new extension, appearance and possible loss of light will be assessed in the Appraisal section of this report.

The old extension projected 4.5m from the original dwelling and the new extension will also project 4.5m from the original dwelling.

Devaluation of property is not a material planning consideration.

Planning permission was granted for the conservatory in 2002 (P/01/1081/FUL refers) when it was considered that the conservatory did not have a detrimental effect on neighbouring properties and was acceptable.

## **APPRAISAL**

The application is referred to Committee as an objection has been lodged to an application made by a Council Member.

The assessment of this application will consider Policy SP2 of the Local Development Plan and Supplementary Guidance 02: Householder Development.

The proposal involves the removal of the existing conservatory which measures 4.5m x 2.9m with a pitched roof reaching a height of 3.25m (eaves on boundary 2.4m) and its replacement with a kitchen and store room extension measuring 4.5m x 9.1m with a flat roof reaching a height of 3.1m. Three skylights are proposed within the flat roof extension. External wall finishes are proposed to match the existing dwelling. The proposed extension would not project further outwards than the existing single-storey element. Rather, the structure would be made wider, covering the width of the host dwelling and extending further sideways. It would then be finished with a flat roof.

The proposed extension would not be significantly visible from public positions since it would be enclosed by the host property, neighbouring properties and private gardens and it is considered that it would not have any significant adverse effect on the visual amenities of the area.

The tallest part of the structure, which is built up to the boundary with 96 Coychurch Road, will increase in height by 0.7m on the boundary, however, the proposed extension would not project any further outwards than the existing structure. Furthermore, the application is located to the north of 96 Coychurch Road and, as such, light should not be significantly affected. As such, it is considered that the proposed development would not have any significant adverse effect on this neighbouring property.

Whilst the single-storey extension would be widened and brought closer to the other neighbouring property, 92 Coychurch Road, the proposed structure would be significantly screened by boundary treatments. As such, and due to the single-storey scale of the extension, it is considered that the proposed development would not have any significant adverse effect on this property.

Patio doors would be inserted on the rear elevation of the proposed extension. This would allow views into its own garden and there are adequate boundary treatments to ensure that there would not be unreasonable overlooking into the grounds of properties backing onto the site.

There would be an adequate amount of amenity space left to serve the property and the development does not affect the provision of off-street parking.

## **CONCLUSION**

This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

## **RECOMMENDATION**

(R02) That permission be GRANTED subject to the following condition:-

1. The development shall be carried out in accordance with the following approved plans:-

Job No 004 Rev 004 Proposed Plan  
Job No 001 Rev 001 Proposed Elevations

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

\* THE FOLLOWING IS AN ADVISORY NOTE NOT A CONDITION

This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

### **Background Papers**

None