

## **APPEALS**

*The following appeals have been received since my last report to Committee:*

<b>CODE NO.</b>	A/16/3155147 (1776)
<b>APPLICATION NO.</b>	P/15/857/FUL
<b>APPELLANT</b>	MR DAVID BOYTER
<b>SUBJECT OF APPEAL</b>	ERECTION OF DETACHED BUNGALOW IN GARDEN, IN LIEU OF PREVIOUSLY APPROVED GARAGE: GARDEN OF 19 PRIORY GARDENS, BRIDGEND
<b>PROCEDURE</b>	WRITTEN REPRESENTATIONS
<b>DECISION LEVEL</b>	DELEGATED OFFICER

The application was refused for the following reasons:-

1. The proposed development by reason of its siting, design and scale represents an unacceptable form of tandem development which would have a significantly detrimental impact on the privacy of neighbouring dwellings (No's 14 & 16 Heronston Lane) by virtue of overlooking from the bedroom windows and the host dwelling (19 Priory Gardens) and by the proposed access and the associated vehicle movements. As such the development is contrary to Criterion 12 of Policy SP2 and COM3 of the Bridgend Local Development Plan (2013) and Notes 5 and 6 of Supplementary Planning Guidance 02: Householder Development (2008) and advice contained within Planning Policy Wales (2016).
2. The proposed development, by reason of the substandard provision of off street parking for the host dwelling (19 Priory Gardens) would generate additional demand for on street parking along Priory Gardens to the detriment of highway safety in and around the site contrary to Policy PLA11 of the Bridgend Local Development Plan (2013).

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<b>CODE NO.</b>	A/16/3155051 (1777)
<b>APPLICATION NO.</b>	P/15/839/FUL
<b>APPELLANT</b>	MR J MURRANT
<b>SUBJECT OF APPEAL</b>	REMOVE DETACHED GARAGE AND REPLACE WITH A TWO STOREY GRANNY ANNEX: 63 EWENNY ROAD, BRIDGEND
<b>PROCEDURE</b>	WRITTEN REPRESENTATIONS
<b>DECISION LEVEL</b>	DELEGATED OFFICER

The application was refused for the following reason:-

1. The site lacks sufficient frontage to provide adequate vision splays for vehicles emerging from the site, to the detriment of highway safety and contrary to Policies SP2 and PLA11 of the Bridgend Local Development Plan (2013) and the advice found in Technical Advice Note (TAN):18 Transport and Manual for Streets 1 and 2 (2007 and 2010).
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**CODE NO.** A/16/3154814 (1778)  
**APPLICATION NO.** P/16/60/RLX  
**APPELLANT** MR RAZUL  
**SUBJECT OF APPEAL** RELAX COND. 2 OF P/98/555/FUL TO EXTEND OPENING HOURS UNTIL 12.30AM SUN-WED, 2.30AM THUR, 3.30AM FRI & 4.30AM SAT: 33 MARKET STREET BRIDGEND  
**PROCEDURE** WRITTEN REPRESENTATIONS  
**DECISION LEVEL** DELEGATED OFFICER

The application was refused for the following reasons:-

1. The proposed extension of the opening hours would increase the levels of noise, disruption and general disturbance associated with the use of the building to the detriment of the residential amenities of the surrounding area. As such the proposal would be contrary to criterion 1,7,8 and 12 of policy SP2 of the Bridgend Local Development Plan(2013).
2. The proposed extension of the opening hours would have a detrimental impact on the future regeneration of the town centre and a negative impact on the attractiveness of the town centre as a place to live contrary to the aims and objectives of Policies SP1 and PLA2 of the Bridgend Local Development Plan (2013) the Bridgend Town Centre Masterplan 2011, Planning Policy Wales (2016), and the Welsh Government's regeneration framework, Vibrant and Viable Places (2013).

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**CODE NO.** A/16/315/6036 (1779)  
**APPLICATION NO.** P/16/165/FUL  
**APPELLANT** CORNERSTONE CONSTRUCTION LTD  
**SUBJECT OF APPEAL** PROPOSED DETACHED DWELLING: LAND ADJACENT TO 13 HEOL TRE DWR WATERTON BRIDGEND  
**PROCEDURE** WRITTEN REPRESENTATIONS  
**DECISION LEVEL** DELEGATED OFFICER

The application was refused for the following reason:-

1. Insufficient information has been submitted with the planning application to justify the loss in part of the open space amenity area and replacement play facility which forms an integral part of the design of the existing housing estate. The planning application is therefore contrary to Policies SP2, SP13 and COM7 of the Bridgend Local Development Plan 2013

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**RECOMMENDATION:**

That the report of the Corporate Director Communities be noted.

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

**Background Papers** (see relevant application reference number).