

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 15 JULY, 2020

Page	Application	Location	Item No.	Description
1	2019/01031/RG3	Land to the North of Maes Y Ffynnon, Bonvilston	1.	Comments from Community Councillor Ian Perry of St. Nicholas and Bonvilston Community Council
35	2019/01263/FUL	7, John Batchelor Way, Penarth Marina, Penarth	2.	Letter from applicant (N.B. Sensitive information redacted – not relevant to planning consideration)
48	2019/01290/OUT	Time House, 168B, Regent Street, Barry	3.	Letter of representation from the public
67	2019/01295/FUL	20, Craig Yr Eos Avenue, Ogmore By Sea	4.	3D Image - "Artists impression of proposed development" submitted by neighbour

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE: 15th July 2020**

Application No. 2019/01031/RG3	Case Officer: Mr. Mark Stringer
Location: Land to the north of Maes Y Ffynnon, Bonvilston	
Proposal: Construction of 10 affordable residential units and associated works	

From:

Cllr I. Perry of St Nicholas with Bonvilston Community Council

Summary of Comments:

In several items of e-mail, Cllr Perry expressed concern over:

- The number of parking spaces;
- Whether some parking spaces might be too small for drivers or passengers with disabilities;
- The possibility that parked vans (or other large vehicles) might deprive residents of light in their habitable rooms;
- Emissions released by old vehicles;
- The use of a rumble strip, the noise from which might disturb residents' sleep;
- The locations of dropped kerbs;
- The usefulness of the proposed footways;
- The loss of eight existing on-street parking spaces;
- The proposal may lead to parking problems in Maes y Ffynnon (in particular if the parking of motor vehicles on footways should become illegal in Wales);
- The site layout does not account for desire lines (e.g. the dropped kerbs would be inconvenient for persons with disabilities and occupants of certain plots);
- The reconfigured street would be needlessly wide and would encourage people to drive more quickly and attempt dangerous and damaging passing manoeuvres;
- Whether the planning authority notified St Nicholas with Bonvilston Community Council and the Maes y Ffynnon Residents' Association of the committee meeting;
- Whether local persons are being 'digitally excluded' from the democratic process of assessing and commenting on the application.

Officer Response:Consultation and notification

St Nicholas with Bonvilston Community Council and Wenvoe Community Council were consulted by e-mail on 27th September 2019.

Maes y Ffynnon Residents' Association is not a statutory consultee and was not consulted on the application.

The neighbouring properties were consulted on 27th September 2019, site notices were displayed on 30th September 2019 and the application was advertised in the press on 10th October 2019. At the time of writing its report, the planning authority had received 27

letters of representation. It has not since received any additional letters of representation (other than Cllr Perry's correspondence).

The planning authority does not inform consultees of the particular committee meeting at which a planning application will be considered. However, the public planning register states whether an application is due to be determined under delegated powers or by the planning committee, and details of forthcoming committee meetings are published on the council's website.

Highways and urban design

The developed site would have 14 parking spaces, each of which would meet the Parking Standards SPG's requirements for a standard parking space (2.6 metres x 4.8 metres).

The Parking Standards SPG recommends that 'off-street multiple disabled parking bays' have 1.2-metre-wide access zones between each bay. The proposed parking spaces are not the same as parking bays, which tend to be found on commercial sites. Nevertheless, each of the proposed spaces would have some informal access space – be it grass or a path – next to it. Moreover, the highway authority has not expressed any concern over access and parking arrangements for persons with disabilities.

Neither environmental-health officers nor the highway authority expressed any concern over the rumble strip's effect on residential amenity. Cllr Perry has referred to guidance produced by the Department for Transport, but this guidance does not apply to the planning system in Wales.

The highway authority considered the other points – dropped kerbs, footways, the width of road, the loss of the hardstanding and the existing turning head, possible 'pavement parking' – in its assessment of the development proposal. It discussed the proposal in detail with the applicant and concluded that the amended plans were acceptable in highway-safety terms. Any highway offences that might be committed in the future should be reported to, and enforced by, South Wales Police or the relevant department of Vale of Glamorgan Council.

Action required:

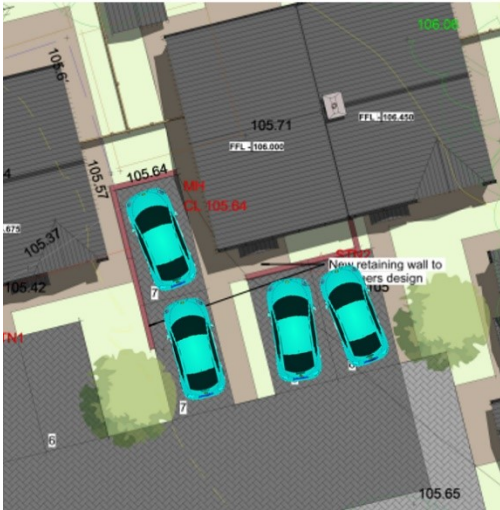
None.

Planning Policy Wales:

- Parking provision should be informed by the local context, including public transport accessibility
- The needs of disabled people must be recognised and adequate parking provided for them. 9 10
- 4.1.52 Planning authorities must require good standards of car parking design, which do not allow vehicles to dominate the street or inconvenience people walking and cycling.



I am concerned that the parking spaces marked with the disabled symbol have been designed with no consideration of the needs of those with disabilities. It would appear that should a person with a disability need more room than an able-bodied person, they will be manoeuvring themselves from their vehicle onto the grass, which may be wet or worse. **The applicant must provide evidence that people with physical disabilities can get to and from their vehicle without stepping or wheeling on the grassed areas if it is parked in these parking spaces.**



Plot 7 is particularly dominated by cars! It has room for parking for its occupants to the side and parking for its neighbour to the side. What if the neighbour drives a van?

If number 8 has a works van, will they not be able to park in their parking space, or will they, and will this result in little light entering the window of number 7?



Has a vehicle reversed into these parking spaces been considered? Perhaps with an old engine and producing dirty emissions into an open window ground floor window?

There is likely to be a similar issue for the ground floor flats at 3 to 6.

The following photograph (I've blanked out the business details) has been posted on social media by a grangetown resident because not only is their view blocked by their neighbours vans, but also their home is left very dark due to light being blocked from their front window. Having parking up to front windows does cause problems!



It is my view, and that of residents, that parking provision has not been given proper consideration. The present situation is that all seven parking spaces provided by the village green hardstanding and the turning area are needed and are used. Pictured below. **These are photos taken by myself without the knowledge of residents.** This is the real situation, it's not staged.



Cllr Ian Perry

Of St Nicholas with Bonvilston Community Council

Edgerton, Elaine

From: Cllr Ian Perry <Cllr.IanPerry@outlook.com>
Sent: 13 July 2020 16:34
To: Planning; Slater, Nathan P
Subject: 2019/01031/RG3 - further evidence against the Maes Y Ffynon proposal.

I am writing to restate my, and **the Community Councils, continued objection to the planning proposal for Maes Y Ffynon**. Attached is a document with issues related to urban design. The proposal for Maes Y Ffynon ignores basic principles and guidance.

~The proposal is horrible for people with common disAbilities, and the rumble strip is simply not required and detrimental to health and well-being.

Attached is further evidence to support our objections.

I have received correspondence from yet another resident of Bonvilson (2 Old Forge) this afternoon, raising their objections to the proposal for Maes Y Ffynon.

Ian

Cllr Ian Perry
St Nicholas with Bonvilston Community Council

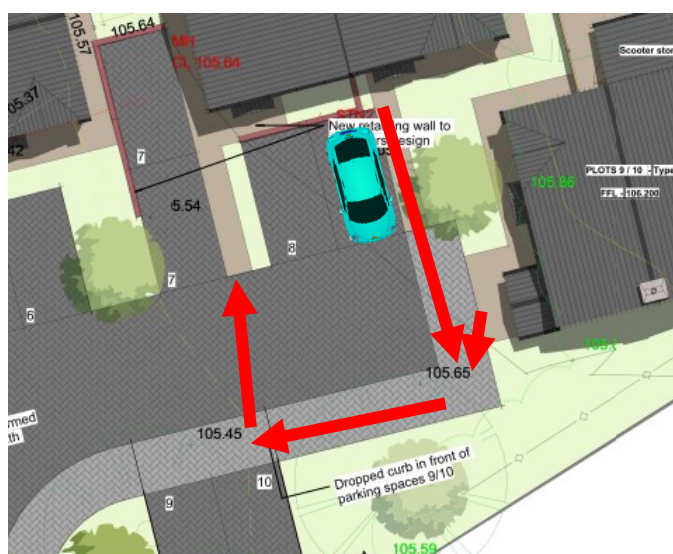
Urban Design at Maes Y Ffynon

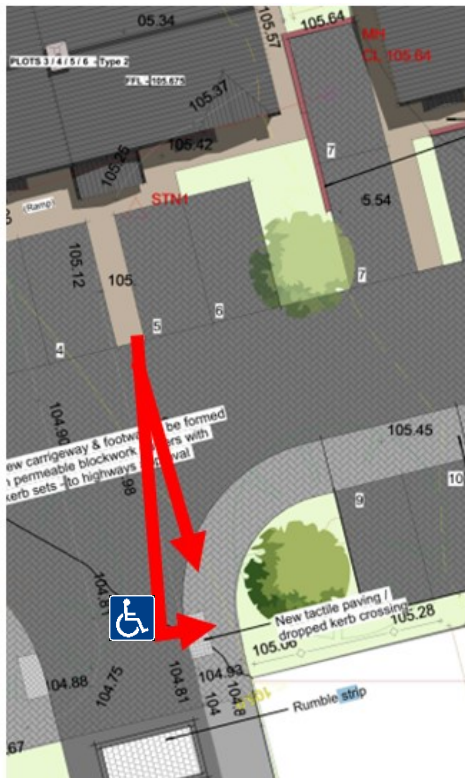
Desire Lines

The architects have failed to consider human desire lines... Humans walk in straight lines.



The drop kerbs are in the wrong place for those accessing 5 and 6! Is there a drop kerb for residents of 9 and 10 to get to the road to access 7 – or 8 to get to 7?





Residents of, and visitors to, 5 and 6 will simply cross the road and step up onto the kerb. Should they be a wheelchair user, they will need to wheel down the road to use the drop kerb at the crossing – the crossing that serves no purpose for crossing!

Wheelchairs do not turn at 90 degrees with ease!

How does a blind (or partially sighted) person successfully negotiate their way to the doors of 1 to 7?



The proposed footway (circled) to the west of Maes Y Ffynon serves no purpose – other than parking! It's a waste of money! What thought process could have resulted in this being proposed???

There is no excuse for the failure to understand the basics of desire lines and human behaviour – or to forget those with disAbilities!

The Highways Department who for many years wrongly maintained that government guidance meant that the 40 mph speed limit through Bonvilston is correct (it's now in the Highways queue for the speed limit to be corrected to 30mph) have made a further error in their response to this planning application. The relevant document is Manual for Streets.



The road is currently 4.5m wide, which is sufficient for service vehicles to pass parked cars and vans. The Highways Department have said that this must be increased to 5.5m. Why? Are larger vehicles going to driving up the street in future? There is no damage to the grass, so there is room for vehicles to drive up and down past the parked cars.

The present width of the straight is sufficient. The road should be no more than 4.8m in width to discourage excessive speeds, minimise run-off/drainage requirements, whilst enabling safe passage along the street by vehicles and people.

Manual for Streets gives widths for vehicles moving in both directions. It must be

remembered that one side of Maes Y ffynon is used for parking. This explains why 4.5m is currently sufficient as vehicles are parked close to the kerb. Council collection vehicles and ambulances have no difficulties with the road with its present width.

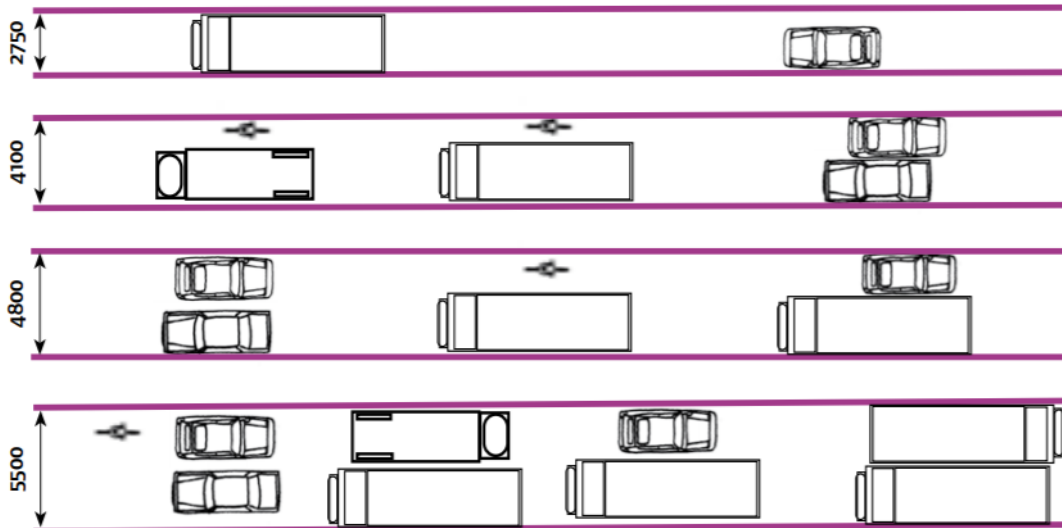


Figure 7.1 Illustrates what various carriageway widths can accommodate. They are not necessarily recommendations.

A 5.5m wide road may encourage people to pass by driving onto the grass. A 5.5m wide road with a cars parked on one side, leaving 3.5m – 3.7m for vehicles to pass – a car is on average 1.8m wide. It's likely that one wheel will go over the kerb and up onto the grass – there are so many examples of this yet a failure for this reality to register with some decision-makers!

A width of 5.5m is intended for roads with two-way flow at 30mph. Maes Y Ffynon will have vehicles parked to one side, so two-way flow will not occur. It therefore does not need to be 5.5m wide and should not be widened to 5.5m. **4.5m is sufficient for access and helps to keep speeds low and not tempt people to drive on to the grass** – or park on the footway...

[REDACTED]

[REDACTED]

[REDACTED]

From: Cllr Ian Perry <Cllr.IanPerry@outlook.com>

Sent: 13 July 2020 17:24

To: Stringer, Mark <mstringer@valeofglamorgan.gov.uk>

Cc: Williams, Edward (Cllr) <EdWilliams@valeofglamorgan.gov.uk>; Hutt, Jane (Aelod Cynulliad Assembly Member) <Jane.Hutt@assembly.wales>; Marles, Debbie <DMarles@valeofglamorgan.gov.uk>

Subject: Maes Y Ffynon 2019/01031/RG3

Dear Mark,

I am surprised and disappointed that this planning application is going forward at this time. My residents are being prevented from observing the democratic process by Digital Exclusion. During "lockdown", engagement with the Vale Council has been "difficult" and there are objections to this matter being determined now - particularly with glaring problems with the proposal by the Housing Department.

I will be speaking for and on behalf of St Nicholas with Bonvilston Community Council. The Vale Council will be testing the equipment tomorrow, and I will receive training! This suggests that there are doubts as to how the meeting will function. On such important matters, I suggest we wait until September when we may be able to meet properly. When residents, the people who really matter and who actually own public property like the village green at Bonvilston, can observe the goings on, the democratic process.

Attached are two documents for your attention and comment, and the community could appreciate the content being taken into account. I would appreciate comment on the issues raised within these documents prior to the meeting. Representations may be made at any time prior to the planning committee meeting and are not restricted to the consultation period. If Covid19 has compromised this, then the planning process must be stopped!

It's clear that guidance and policy has not been followed in making the plans for this horrible development. The content in the attached documents makes this clear.

The Vale Council exists to provide administrative service for and on behalf of residents. Managing services and public assets on behalf of residents, in the public interest.

18 social rented dwellings already have planning permission in Bonvilston, at Cottrell Gardens, and Cottrell Gardens also apparently providing substitute public open space at some time in the future, there is no urgency for this planning application to be determined. I do not see how this could be in the **public interest.**

Only 8 of the 120 dwellings at Cottrell Gardens have been reserved so far, and with sales also slow at Darren Farm in Cowbridge, and "Affordable Housing" remaining unsold at St Nicholas, (e.g. 8, Campbell Court), there is no urgency for this application to be determined.

Of the 10 dwellings the Housing Department want to build on the village green, 6 have shared gardens. What happens if a household needs to quarantine/isolate due to a virus? Planning decisions and urban design need to take into account the post Covid19 world. This proposal fails to take into account our new world.

Should the application be approved, residents will hold the council in **disrepute** - and a council must not take actions that bring it into disrepute.

Ian

Cllr Ian Perry
of St Nicholas with Bonvislton Community Council

[REDACTED]

[REDACTED]

From: Robinson, Victoria L
Sent: 14 July 2020 11:39
To: Cllr.IanPerry@outlook.com
Cc: Stringer, Mark <mstringer@valeofglamorgan.gov.uk>
Subject: FW: Notification (2019/01031/RG3 - Maes y Ffynon, Bonvilston)

Dear Cllr Perry,

In response to your email below I can advise that Bonvilston CC and Wenvoe CC were consulted as usual by e-mail on 27th September 2019. Maes Y Ffynon Residents Association are not a statutory consultee and have not been notified directly by us albeit the neighbouring properties were consulted on 27th September 2019, site notices were displayed on 30th September 2019 and the application was advertised in the press on 10th October 2019. At the time of writing its report, the planning authority had received 27 letters of representation.

The planning authority does not inform consultees of the particular committee meeting at which a planning application will be considered. However, the public planning register states whether an application is due to be determined under delegated powers or by the planning committee, and details of forthcoming committee meetings are published on the council's website. We advise anyone wishing to know when a matter is being considered to contact the case officer directly for updates.

In addition our democratic services department did notify all T&CC by email on Monday of the forthcoming committee meeting and the availability of reports online.

Regards,

Victoria Robinson
Operational Manager for Planning and Building Control / Rheolydd Gweithredol - Rheoli Datblygu
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704661
mob / sym: 07860526606
e-mail / e-bost: VLRobinson@valeofglamorgan.gov.uk

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[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Cllr Ian Perry <Cllr.IanPerry@outlook.com>
Sent: 14 July 2020 00:53

To: Stringer, Mark <mstringer@valeofglamorgan.gov.uk>

1xv

Subject: Notification

Hi Mark,

Please would you inform me as to what notification has been sent to the Community Council and Maes Y Ffynon Residents Association ahead of the Planning Committee meeting on Wednesday. Who was sent what, and when? It's been clear that this is a contentious subject, with great public interest. I am unaware of the Community Council being informed.

Regards,

Ian

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 15 July 2020**

Application No.: 2019/01263/FUL	Case Officer: Miss Jessica King
Location: 7, John Batchelor Way, Penarth Marina, Penarth	
Proposal: Garage conversion, extension balcony with privacy panel and elevational change to front & privacy screen to rear balcony	

From: Mrs Ballard (Applicant) **Received 6th July 2020.**

Summary of Comments: Applicant letter in support of the application, which discusses planning approvals for other properties in the area to erect privacy screens and the lack of privacy between neighbour and application site.

Officer Response: Letter has been acknowledged.

Action required: N/A

The Chairman
Vale of Glamorgan Planning Committee
c/o Miss J King
Planning Officers

Regarding:
Mr and Mrs N Ballard
7 John Batchelor Way
Penarth
CF64 1SD
Planning Reference 2019/01263/FUL

7th June 2020

Dear Sir/Madam,
Our application for permission to install privacy screens to the balconies at our home, 7 John Batchelor Way is currently under your consideration.

This has already been delayed considerably by the cancellation of the planning meeting on the 19th February (without reason given) and the subsequent suspension of meetings due to the pandemic.

Although we have been available to attend all planning meetings to date, including the one that was cancelled, due to some serious personal circumstance beyond our control, which are further complicated by the current pandemic, we are not able to attend the next planning meeting on 30th June.

As this is the meeting our neighbour of 6 John Batchelor Way is being given the opportunity further state his objection to the changes made to our home. We feel that this puts us at serious disadvantage, once again and fear that the continued unfairness of this process will prevail.

Despite the majority of owners throughout Penarth Marina being given permission to erect glass balconies, including numerous properties on John Batchelor Way, we have already been forced to accept a balcony that corresponds with the metal one has chosen by number 6. This will restrict our enjoyment of the balcony to very few still days each year, as it will not afford the shelter our other neighbours enjoy on their glass balconies.

For further symmetry we have retained the single Arch window to match number 6.

If this meeting is to proceed in our absence, as we will not be able to represent ourselves we have instead reviewed previous planning permission granted to owners on John Batchelor Way including number 6. We would like to make this further representation and highlight these cases now in further support of our application;

Planning approvals

1) 2014/ 00828/FUL 70 John Batchelor Way

The property is exactly the same design as 6/7 and adjoins 71 and the planning states:

Point 3

The glass privacy screen as indicated on the submitted plans shall be erected onsite prior to the

first beneficial use of the balcony as extended and shall thereafter be so retained at all times.

Reason:

To safeguard the privacy and amenities of adjoining occupiers and to meet the requirements of Policy ENV27 of the Unitary Development Plan.

2) 2009/00750/FUL 6 John Batchelor Way [REDACTED] Adjoining our property No 7

Application for rear balcony the approval report states:

The rear elevation of John Batchelor Way is highly visible and although once created a sense of uniformity this has been diminished by the approval of balconies at Nos. 2 and 3 John Batchelor Way. Thus, the proposed development will not adversely affect the character of the existing dwellings or the visual amenities of the area.

The proposed obscurely glazed screens will prevent any overlooking into the rear windows of the neighbouring dwellings and of most of their rear gardens. Thus, the proposal will not significantly impact on the privacy of the neighbouring dwellings or have a detrimental impact on residential amenity

APPROVE subject to the following condition(s):

2. *Details of the screens shall be submitted to and approved in writing by the Local Planning Authority and the screens as approved in the application shall be erected prior to the first beneficial use of the balcony and shall thereafter be so maintained at all times.*

Reason:

To ensure the privacy and amenities of adjoining occupiers are safeguarded and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

To date this planning condition has **not been complied** with and use the rear balcony continues on a regular basis apparently without any follow-up from planning or insistence that the specifications of the screens were provided for prior approval before using the balcony. This is in complete contrast to the way that we have been treated. We trust you will now rectify this.

2016/01069/FUL 6 John Batchelor Way Adjoining our property No 7

In the final report the planning officer considers the impact upon number 5 and 7 of the proposed balcony and notes that

it is not considered that the balcony would offer any unacceptable view especially since there are balcony screens shown on the design. Therefore the overall privacy of neighbouring Amenities would not be affected.

This not only shows that privacy screens were a **relevant** consideration when the planning was agreed, **but also that the applicant included them in both his own applications** so we cannot understand why the erection of screens should be objectionable to him now.

We were aware that the applicant had included a privacy screen on his application for the front balcony and therefore did not object to the planning on privacy grounds, however, when this wasn't erected we were anxious to install one as soon as we were able and could afford to.

We did not wish to create any bad feeling with our neighbours so put up with the inconvenience until we were able to change things. [REDACTED]

However we need to state categorically ***that we have always been unhappy with the lack of privacy caused by the balcony and feel very uncomfortable when the resident stands on the balcony as they are able to look straight into our living area.***

Our daughter has often needed to breast feed our grandchildren in our living room and has felt very anxious that someone may suddenly appear.

We have 3 further children who we can reasonably anticipate will be having babies over the coming years and feel that it is not unreasonable of us to expect that our family should be afforded the privacy of our home to care for their infants.

Unlike pedestrians at ground level who would move quickly passed and will not have a clear view into our home once a balcony is erected, without the screen the residents of Number 6 will continue to be able to stare straight into our living room from just a few feet away, for as long as they choose..

We do not feel that a screen will significantly impact upon their enjoyment of their balcony whereas the absence of one is already severely affecting any comfort and privacy we and our family feel in our own home.

The different treatment of the screens at front and rear is extremely inconsistent and confusing as due to the positioning of the kitchen window at the rear of our house, the view in to the kitchen/dining area is far more obscure from the rear balcony, than the view that the front balcony affords of the main living area in our home .

2009/00753/FUL 7 John Batchelor Way (our property)

Application by the previous owner of, 7, John Batchelor Way, Penarth, Vale of Glamorgan., CF64 1SD

Final Planning approval report states

Although the proposal adjoins the side of No. 8 John Batchelor Way, the balcony is set in from the fenced boundary. The rear elevation of John Batchelor Way is highly visible and although once created a sense of uniformity this has been diminished by the approval of balconies at Nos. 2 and 3 John Batchelor Way. Thus, the proposed development will not adversely affect the character of the existing dwellings or the visual amenities of the area.

The proposed obscurely glazed screens will prevent any overlooking into the rear windows of the neighbouring dwellings and of most of their rear gardens. Thus, the proposal will not significantly impact on the privacy of the neighbouring dwellings or have a detrimental impact on residential amenity.

Details of the approved screens shall be submitted to and approved in writing by the Local Planning Authority and shall be erected prior to the first beneficial use of the balcony and shall thereafter be so maintained at all times.

Reason:

To ensure the privacy and amenities of adjoining occupiers are safeguarded and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

This planning condition was never met by the previous owner of our property and we're not aware if it has ever been pursued as vigorously by planning as our application has been. However now that we are aware that there is existing planning in place for the screen on the rear balcony of our property and we have provided further details on our current application, we would be grateful to receive written confirmation to confirm that we can install it as quickly as possible.

2019/00465/FUL 26 John Batchelor way

Paragraph - **Safeguarding existing public and residential amenity, particularly with regard to privacy**

In addition with the inclusion of the obscure glazing screen it is considered that the privacy of the adjoining neighbour will be preserved.

2009/00250/FUL 2 John Batchelor way

Screens were also included in the application for front and rear balconies on this property. They were erected at the rear. This should therefore validate our request for permission to erect the screens on our rear balcony.

We feel extremely unfortunate and confused, in that even where screens were included in both of our neighbours applications and then not erected to the rear or the front balconies, [REDACTED]

As we are not able to represent ourselves at this meeting we ask that our views, as contained in this letter are considered in a fair and balanced way, taking into account all the examples we have given that demonstrate previous planning in John Batchelor Way.

We ask that you take all this into account and look forward to receiving the approval we need to protect our privacy as soon as possible.

[REDACTED]
Janet Ballard

13th July 2020

Mr. M. E. Thomas
The Vale of Glamorgan Council
Dock Office
BARRY
CF63 4RT

Dear Mr. Thomas,

Town and Country Planning Act, 1990 (as amended)

Application No. 2019/01290/OUT

Location: Time House, 168B Regent Street

Proposal: Demolition of existing coach house and construction of 2 no. two bedroom flats

I would like to make a Written Representation with regard to the above planning application which is to be discussed at the Vale of Glamorgan Council's Planning Meeting on Wednesday, 15th July 2020 and wish to once again register my strong objection to the Planning Application for Time House for a number of reasons:

1. The previous application for 2 x single and 2 x studio flats was refused, the application for 2 x 2 bedroom flats is at least equivalent in occupancy to that which has previously been rejected.
2. I understand that parking may not be perceived as a consideration but the increased possible parking has implications. Regent Street is a very busy main thoroughfare from the town centre to Gladstone Road with large lorries, vans, as well as private vehicles/bikes often traversing it. When vehicles are parked on both sides of the road with no passing places it is very difficult and hazardous for both pedestrians and vehicles trying to manoeuvre up the road and at times vehicles have to reverse back into Gladstone Road and Woodlands Road to allow the flow of traffic. This is a popular and necessary school route for parents and children going to nearby schools and is already an accident waiting to happen.
3. There is inaccurate information in the Design and Access Statement, e.g. there are photographs included which are at least 5 years old and therefore out of date.
4. I trust that concerns and comments voiced by Welsh Water have been taken into account.
5. There are a number of similar buildings in the area and I am concerned that planning approval will set a precedent for further development which would further saturate the area and exacerbate matters to the detriment of the locality and the residents.
6. I am concerned that there is only a vague representation of the proposed development and no assurance that there would be no loss of privacy with regard to surrounding properties.

This area is already highly populated with extremely busy traffic and I believe approval of the planning application to construct properties on this site would be an over-development of a small space and would be detrimental to the current residents and the environs. I would therefore petition the application be refused.

Yours sincerely,

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 15 July 2020**

Application No.: 2019/01295/FUL	Case Officer: Mr Marc Stephens
Location: 20, Craig Yr Eos Avenue, Ogmore By Sea	
Proposal: Extension to the existing garage and first floor garage attic conversion.	

From: Adjoining neighbour**Summary of Comments:** 3D image "Artists impression of proposed development"**Officer Response:** Reported to Planning Committee**Action required:**

None

