
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 07/11/19

gan Richard Duggan BSc (Hons)
DipTP MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 27.11.2019

Appeal Decision

Site visit made on 07/11/19

by Richard Duggan BSc (Hons) DipTP
MRTPI

an Inspector appointed by the Welsh Ministers

Date: 27.11.2019

Appeal Ref: APP/Y6930/D/19/3239260

Site address: 5 Queen Street, Glyncoirwg SA13 3BL

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Robin Adams against the decision of Neath Port Talbot County Borough Council.
 - The application Ref P2019/5292, dated 9 August 2019, was refused by notice dated 18 September 2019.
 - The development proposed is described as 'single storey storeroom extension'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the impact of the proposed development on the character and appearance of the host property and the street scene.

Reasons

3. The storeroom would extend approximately 9.0 metres out to the side of the dwelling and to a depth of 3.6 metres, and would protrude approximately 1.8 metres beyond the front elevation of the host property. The elevation on which the extension would be built is clearly the principal front elevation of the house as seen from the front garden area and from views from the main road below. Neither the appeal property nor the adjoining dwelling have been extended or altered on their front elevations and they currently appear as a relatively uniform and aesthetically pleasing pair of semi-detached stone cottages.
 4. The Council's Supplementary Planning Guidance (SPG) 'Design', July 2017 advises that large scale front extensions are usually not appropriate, but if circumstances allow, these should be well designed to reflect or enhance the existing property. The SPG goes on to advise that front extensions should respect the size and proportions of the existing house; respect the architectural features, brickwork, stonework, colour and texture of the existing house; and not unduly affect neighbouring amenity.
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5. Good design should be applied to all development including alterations to individual buildings, and I find the appearance of the development fails to meet this objective. The proposed extension would be a significant addition to the front and side of the appeal property. The development would be out of proportion with the existing house and would not seem subordinate to it as a result. It would undermine the identity and composition of the dwelling because it would be overly dominant and disproportionate in scale and bulk. In my judgement, the dwelling would be overwhelmed by the proposal, and its identity and composition lost in particular when seen from public viewpoints below.
6. For these reasons, the proposed storeroom extension would have a harmful impact on the character and appearance of the host property and the street scene. As a result, the appeal proposal conflicts with Policy BE1 of the Adopted Neath Port Talbot County Borough Council Local Development Plan (LDP), 2016 which amongst other things, requires proposals to complement and enhance the character and appearance of the site, building or area, and not have a significant adverse impact on the amenity of occupiers of adjacent land. I also find conflict with the advice set out within the Council's Design SPG.
7. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives of promoting good health and well-being for everyone and building healthier communities and better environments.
8. Having regard to the above and considered all other matters raised, I conclude that the appeal should be dismissed.

Richard Duggan

INSPECTOR