

## FOR INFORMATION – APPEAL DECISION

<b>DATE WRITTEN</b>	17 October 2016
<b>REPORT AUTHOR</b>	Judith Jones
<b>CASE OFFICER</b>	Marlene Ferreira
<b>COMMITTEE</b>	Planning and Regulatory
<b>COMMITTEE DATE</b>	9 November 2016

**Application No.**  
P/16/0142

**Date**  
09.05.2016

**Determining Authority**  
MTCBC

**Proposed Development**

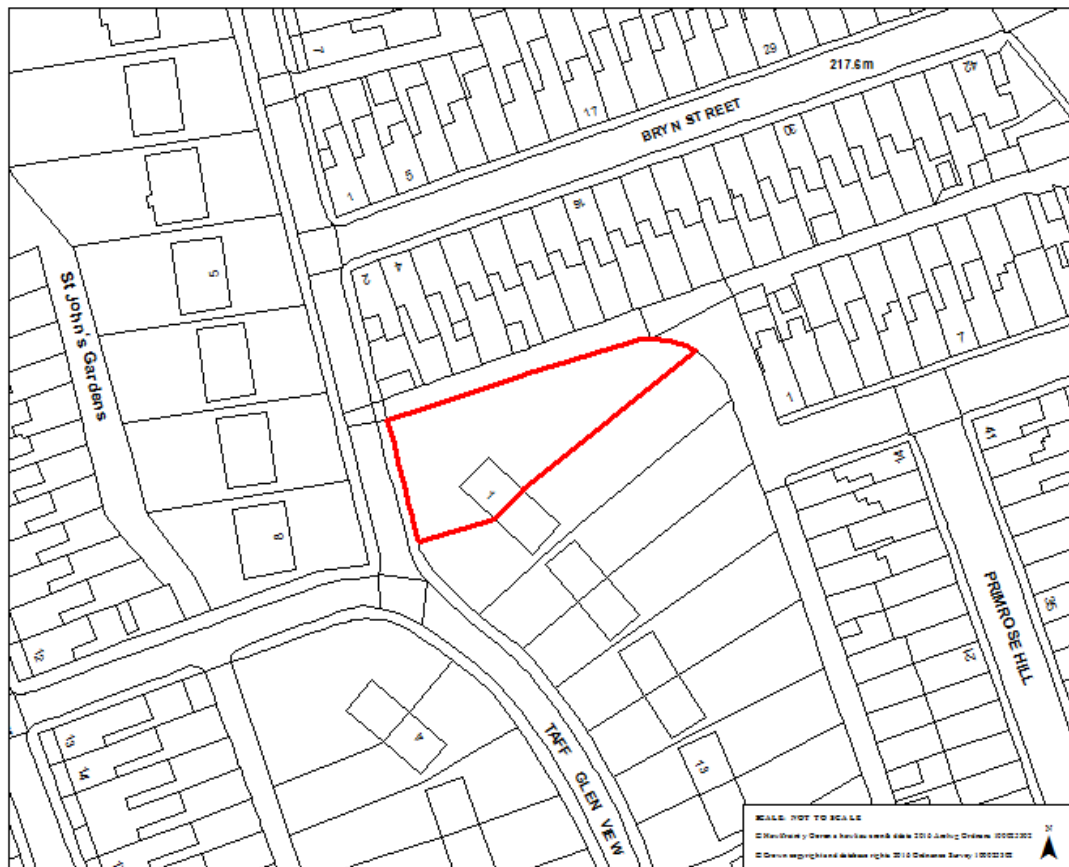
**Location**

**Name & Address of Applicant/Agent**

Two storey side extension

1 Taff Glen View  
Twynyrodyn  
Merthyr Tydfil  
CF47 0TH

Mr & Mrs Gareth Thomas  
1 Taff Glen View  
Twynyrodyn  
Merthyr Tydfil CF47 0TH



**TYPE OF APPEAL:**  
**APPEAL REFERENCE NO.:**  
**DATE DECISION RECEIVED:**  
**DECISION:**

AGAINST REFUSAL  
APP/U6925/D/16/3157144  
17 OCTOBER 2016  
DISMISSED

**ELLIS COOPER**  
**DEPUTY CHIEF EXECUTIVE**

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## **Penderfyniad ar yr Apêl**

Ymweliad â safle a wnaed ar 11/10/16

**gan Alwyn B Nixon BSc MRTPI**

**Arolygydd a benodir gan Weinidogion Cymru**

**Dyddiad: 17.10.2016**

## **Appeal Decision**

Site visit made on 11/10/16

**by Alwyn B Nixon BSc MRTPI**

**an Inspector appointed by the Welsh Ministers**

**Date: 17.10.2016**

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**Appeal Ref: APP/U6925/D/16/3157144**

**Site address: 1 Taff Glen View, Twynyrodyn, Merthyr Tydfil, CF47 0TH**

**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 Gareth Thomas against the decision of Merthyr Tydfil County Borough Council.
  - The application Ref P/16/0142, dated 28 April 2016, was refused by notice dated 4 August 2016.
  - The development proposed is a two storey side extension.
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### **Decision**

1. The appeal is dismissed.

### **Reasons**

2. The main issue is the proposal's effect on the character and appearance of its surroundings.
  3. The appeal property is one half of a pair of semi-detached two-storey dwellings, situated at the northern end of a street of such properties. The properties are BISF (British Iron and Steel Federation) houses. The external walls of No 1 and No 3 are rendered with spar and painted finishes. The properties on this side of the street are elevated above the roadway, giving them added prominence in the street scene.
  4. The proposal is for a two storey extension on the side of the house, replacing an existing single storey wrap-around structure. The house occupies a generous plot, with ample room at the side. Whilst substantial, the new extension would remain subservient to the host dwelling and be of a massing and scale which would sit comfortably in relation to its surroundings.
  5. However, it is also proposed to construct the extension with an exterior brickwork finish and likewise clad the existing walls in brickwork. Whilst I note that a number of the BISF houses have seen alterations to the original clad finishes over the years, utilising a range of finishes, in the main these have stayed consistently within a limited palette of finishes and colour. I consider that the creation of this large mass of brickwork at No 1 would introduce a starkly contrasting and discordant feature within the street scene that would have a jarring effect. The effect would be particularly
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noticeable because of the semi-detached nature of the appeal property. The development consequently would fail to have regard to its context and would have a harmful and unsettling impact on the street scene, contrary to established principles of good design.

6. The Council also considers the proposed fenestration to be unacceptable. I note that the windows and doors of the existing house would also be replaced, so that a consistent style would be achieved throughout. I also observed that the fenestration pattern of other properties in the street has evidently changed over time, so that there is now a fair amount of variation within the street scene. Nonetheless, I share the Council's opinion that the absence of glazing bars, size and proportions of the ground floor windows in particular would contrast starkly with the appearance of the neighbouring properties in the street view. This adds to my conclusion that the proposal fails to pay adequate regard to its context and would unduly detract from the street scene.
7. I also share the Council's unease about the window positions in the rear elevation of the proposed extension. The ground floor kitchen and first floor bedroom windows are pushed into the corners of the rooms, creating an unbalanced and poorly resolved external appearance to the projecting gabled rear wing of the extension, with window edges uncomfortably close to the returns to the main dwelling. Whilst I note what is said concerning morning light and the position of the breakfast bar, I see no overriding reason why the walls to these rooms could not accommodate centrally-positioned window openings. Moreover, windows in the corner positions proposed would be less effective overall in providing natural light to the rooms concerned. However, I acknowledge that the rear elevation of the development would be less publicly visible, so that this element of the proposal would have a correspondingly less noticeable effect on the character and appearance of the area.
8. Policy BW7 of the adopted Merthyr Tydfil Local Development Plan states that new development should be appropriate to its local context in terms (amongst other things) of its elevational treatment, materials and detailing. Development is expected to integrate effectively with the public realm to enhance the general street scene and create good quality townscape. The proposed development fails to achieve these aims. Planning Policy Wales (PPW) makes clear that the visual appearance of development and its relationship to its surroundings and context are material planning considerations. It advises that local planning authorities should reject poor building and contextual designs.
9. In this case I have concluded that the proposal would conflict with development plan policy BW7 and the guidance in PPW. Whilst a particular architectural taste or style should not be imposed arbitrarily, the starkly contrasting elevational treatment, materials and detailing proposed in this case would sit badly alongside the adjoining half of the semi-detached pairing, with consequent clear harm to the street scene.
10. For the above reasons, and having taken into account all matters raised, the appeal does not succeed.

*Alwyn B Nixon*

**Inspector**

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