

FOR INFORMATION – APPEAL DECISION

DATE WRITTEN	15 th November 2018
REPORT AUTHOR	Judith Jones
CASE OFFICER	Rebecca Owens
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	28 th November 2018

Application No.
P/18/0179

Date
14.06.2018

Determining Authority
MTCBC

Proposed Development

Location

Name & Address of Applicant/Agent

Erect two storey side extension and new front porch

16 Dan-Y-Parc View
Incline Top
Merthyr Tydfil
CF47 0GF

Mr & Mrs Garcia
C/o George & Co
Hwyl Hub
1st Floor Woodfired Studios
62 High Street
Merthyr Tydfil
CF47 8DE



TYPE OF APPEAL:

AGAINST REFUSAL

APPEAL REFERENCE NO.:

APP/U6925/D/18/3212440

DATE DECISION RECEIVED:

15th November 2018

DECISION:

DISMISSED



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 22/10/18

gan Nicola Gulley MA MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 15.11.2018

Appeal Decision

Site visit made on 22/10/18

by Nicola Gulley MA MRTPI

an Inspector appointed by the Welsh Ministers

Date: 15.11.2018

Appeal Ref: APP/U6925/D/18/3212440

Site address: 16, Dan-Y-Parc View, Incline Top, Merthyr Tydfil, CF47 0GF

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 & Mrs Garcia against the decision of Merthyr Tydfil County Borough Council.
 - The application Ref P/18/0179, dated 9 June 2018, was refused by notice dated 3 August 2018.
 - The development proposed is described as a two storey side extension and new front porch.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The description of development on the application differs from that on the appeal form. I note that the Council has determined the appeal on the basis of the description on the appeal form and I shall do the same.

Main Issues

3. The main issues are the impact of the proposed development on the character and appearance of the host dwelling and the surrounding area.

Reasons

4. The site comprises a modern detached dwelling located in a prominent position in Dan-Y-Parc View. The appeal dwelling is of a traditional red brick design with a hipped roof and a small front porch. The dwelling is set back from the road by means of a modest garden and side driveway which provides access to the detached garage located at the rear of the property. The appeal site is situated on a modern residential estate which is characterised by properties of a similar form and design as the appeal dwelling.
 5. Policy BW7 of the Adopted Merthyr Tydfil Local Development Plan (LDP) (2011) seeks to ensure that development is of a good quality sustainable design and respects its local context in terms of its scale, height, massing, elevational treatment and materials. Additional guidance is contained in the Adopted Supplementary Planning Guidance (SPG) Note 6 – A Design Guide for Householder Development which requires
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that side extensions should respect the character and appearance of the host dwelling and be: of a subservient design and scale; finished in matching materials; and reflect the fenestration pattern of the property.

6. The development proposes the construction of a flat roof two storey side extension and a flat roof replacement porch. The proposed side extension would be finished in timber cladding and connected to the existing garage by means of glazing units. Whilst the proposed porch, which would be the same width and be approximately double the length of the existing structure, would also be finished in timber cladding.
7. The basis for the Council's case is that the proposal would result in a disproportionate and unsympathetic form of development which would have a detrimental impact on the character and appearance of the existing property and the wider area.
8. Whilst I note the appellant's comments, I nevertheless consider that the overtly modern design of the side extension and porch, including the linear form and arrangement of the fenestration and the proposed materials, would be in stark contrast with the traditional appearance of the appeal dwelling and the dwellings in the surrounding area. In addition, I consider that the siting of the side extension, parallel with the front elevation of the appeal property, coupled with its height, which would exceed the level of the eaves of the existing property, and its prominent location would result in a form of development that would appear disproportionate and would fail to respect the scale, character and appearance of the appeal dwelling and the dwellings the immediate locality. As such, I consider that the proposed development would be contrary to the objectives of Policy BW7 of the LDP and the SPG.

Conclusions

9. In reaching my decision, I have also 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 objective of supporting safe, cohesive and resilient communities.
10. I have also had regard to all the matters raised in support of the scheme. I nevertheless consider that it would result in a visually disproportionate and incongruous form of development which would have a detrimental impact on the character and appearance of the appeal dwelling and the surrounding area.
11. For the reasons given above, I conclude that the appeal should be dismissed.

Nicola Gulley

Inspector