

FOR INFORMATION – APPEAL DECISION

DATE WRITTEN	24 th January 2019
REPORT AUTHOR	Judith Jones
CASE OFFICER	Mel Ferreira
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	6 th February 2019

Application No.
P/18/0192

Date
27.06.2018

Determining Authority
MTCBC

Proposed Development

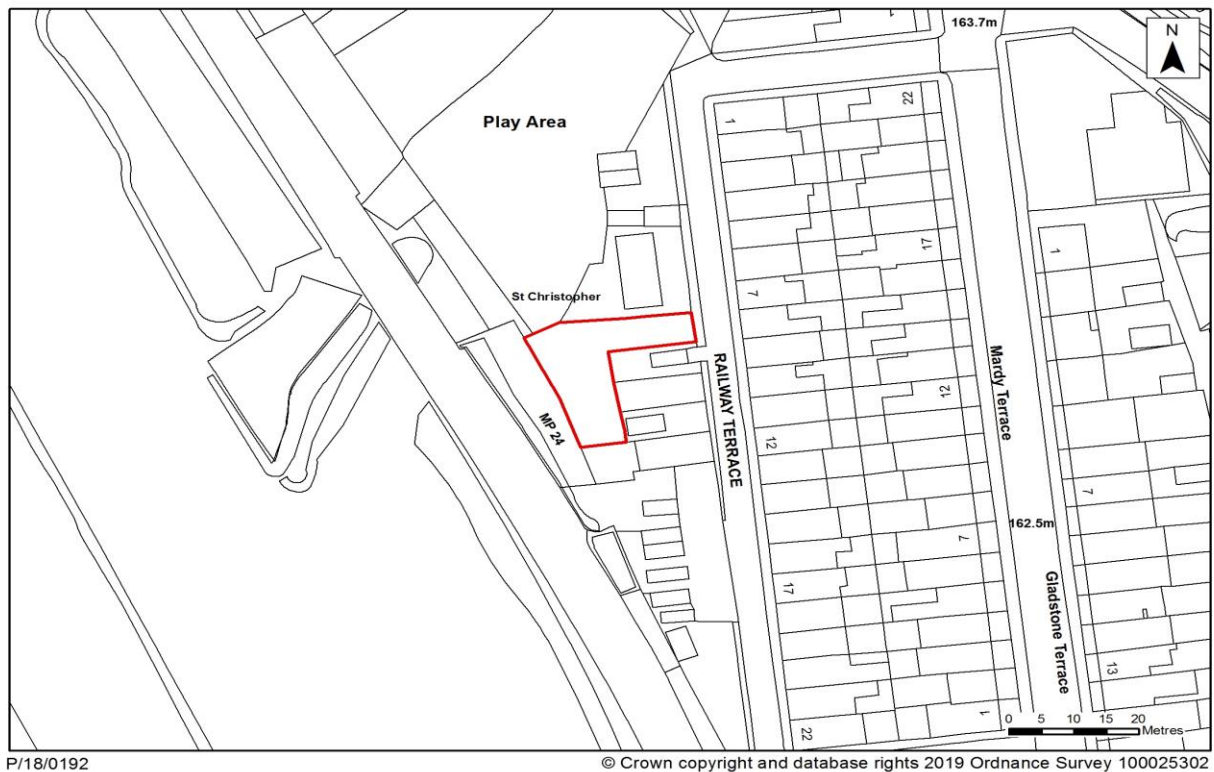
Location

Name & Address of Applicant/Agent

Construct two bedroom bungalow with associated access, parking provision and amenity space

Land Opposite
8 Railway Terrace
Merthyr Tydfil

Mr D Stevens
2 Railway Terrace
Merthyr Tydfil
CF47 0YB



P/18/0192

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

AGAINST REFUSAL
APP/U6925/A/18/3212310
19.12.2018
DISMISSED



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 26/11/18

gan **Janine Townsley LLB (Hons)**
Cyfreithiwr (Nad yw'n ymarfer)

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 19.12.2018

Appeal Decision

Site visit made on 26/11/18

by **Janine Townsley LLB (Hons) Solicitor**
(Non-practising)

an Inspector appointed by the Welsh Ministers
Date: 19.12.2018

Appeal Ref: APP/U6925/A/18/3212310

Site address: Plot of land opposite 8 Railway Terrace, Merthyr Tydfil, CF47 0YB

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 outline planning permission.
 - The appeal is made by Mr David Stevens against the decision of Merthyr Tydfil County Borough Council.
 - The application Ref P/18/0192, dated 15 June 2018, was refused by notice dated 8 August 2018.
 - The development proposed is outline planning permission for a detached two bedroom bungalow with associated parking.
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Decision

1. The appeal is dismissed

Procedural Matters

2. The application form describes the site as "adjacent" to 8 Railway Terrace. Both the decision notice and appeal form refer to the site address as "opposite" 8 Railway Terrace and I consider this to be a more accurate description. I have therefore used this address in the banner heading above.

Main Issue

3. This is the effect of the development on the character and appearance of the area.

Reasons

4. The appeal site comprises an irregular shaped parcel of land described on the application form as a vacant field. The site fronts Railway Terrace, a single lane road with a terrace of dwellings on the opposite side. The appeal site comprises one of a row of parcels of land opposite the terraced dwellings which appear to serve as additional amenity space for those dwellings. Some have detached garages built facing Railway terrace, and others are in use as garden/ vegetable growing areas. The appeal site itself is "L-Shaped"; narrower at the front where it meets the highway and wider to the rear.
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5. The area is predominantly residential in character. The building style of the area is typified by the terrace of dwellings opposite the site. These are of a traditional style where the front building line of the dwellings meets the footpath of the highway. Adjacent to the site is a more recently constructed bungalow. The appearance of this bungalow marks a departure from the established character of the area albeit it is also set forward in the plot so that the frontage faces and is clearly visible from the highway.
6. The site falls within the settlement boundary and as such the Council is satisfied with the principle of residential development at this location.
7. The appeal proposal is for a detached two bedroomed bungalow with parking and garden space. It is proposed to site the dwelling to the rear of the site, approximately 8 metres from the frontage with Railway Terrace, where the plot is wider. The front narrower section of the site is proposed for access and the parking of vehicles. Due to the topography of the land, the bungalow would be at a lower level than the parking area to the front of it. These factors reduce views into the site from the highway and would ameliorate the visual impact of the proposal.
8. Despite this, due to the open nature of the surrounding plots, some views into the site would still be possible, sufficient to see some of the frontage and more of the roof. The presence and set back of the dwelling would still be appreciable. This would be at odds with the prevailing pattern of development in the locality and as such would conflict with the character and appearance of the area.
9. Turning to the design of the dwelling, the front elevation has one modestly sized window and a single door proposed. This indicates that the design proposed is influenced by the constraints of the site since the evidence before me refers to the need to limit overlooking of the adjacent plot. Whilst views into the site would be limited, where views are possible, only a blank section of the front elevation would be seen due to the limited fenestration detail. This represents poor design which contrasts with the character of other dwellings in the area which have a higher window/door to wall ratio to ensure an active frontage.
10. Whilst the low height and modest size of the proposal would not appear dominant or obtrusive at this location, for the above reasons the design of the dwelling would appear at odds with the prevailing style of dwellings in the area. This combined with the substantial set back means that the development would appear inappropriate within the local context and thus would have a harmful impact on the character and appearance of the area contrary to policy BW7 of the Merthyr Tydfil Local Development Plan 2006-2021.
11. The appellant has drawn my attention to the bungalow which has been constructed on the plot adjacent to the appeal site. However, as I have set out above this can be distinguished from the appeal proposal in terms of siting and in any event, each proposal must be judged on its merits.
12. I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WCFG Act"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WCFG Act and I consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WCFG Act.

Conclusion

13. For the aforementioned reasons, and taking into account all matters raised, I conclude the appeal should be dismissed.

Janine Townsley

Inspector