

FOR INFORMATION – APPEAL DECISION

DATE WRITTEN	6 th December 2016
REPORT AUTHOR	Judith Jones
CASE OFFICER	Rebecca Owens
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	6 th February 2019

Application No. P/18/0195	Date 27.06.2018	Determining Authority MTCBC
Proposed Development Erection of two storey rear extension	Location 8 Clos Pencae Penyard Merthyr Tydfil CF47 0JH	Name & Address of Applicant/Agent Mr & Mrs Williams C/O George + Co Hwyl Hub 1st Floor Woodfired Studios 62 High Street Merthyr Tydfil CF47 8DE



P/18/0195

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TYPE OF APPEAL:	AGAINST REFUSAL
APPEAL REFERENCE NO.:	APP/U6925/D/18/3214483
DATE DECISION RECEIVED:	28.11.2018
DECISION:	ALLOWED



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 09/11/18

gan Mr A Thickett BA(Hons) BTP,
MRTPI, Dip RSA

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 28/11/2018

Appeal Decision

Site visit made on 09/11/18

by Mr A Thickett BA(Hons) BTP, MRTPI,
Dip RSA

an Inspector appointed by the Welsh Ministers

Date: 28/11/2018

Appeal Ref: APP/U6925/D/18/3214483

Site address: 8 Clos Pencae, Penyard, Merthyr Tydfil, CF47 0JH

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 Williams against the decision of Merthyr Tydfil County Borough Council.
 - The application Ref P/18/0195, dated 9 June 2018, was refused by notice dated 15 August 2018.
 - The development proposed is a rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a rear extension at 8 Clos Pencae, Penyard, Merthyr Tydfil, CF47 0JH in accordance with the terms of the application, Ref P/18/0195, dated 9 June 2018, subject to the following conditions:
 - 1) The development shall begin no later than five years from the date of this decision.
 - 2) The development shall be carried out in accordance with the following approved plans: Revised block plan 03A, Revised rear elevation 04B.
 - 3) Prior to the construction of the extension hereby permitted samples of the materials to be used in the construction of the external surfaces of the extension shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

2. The main issue is the impact of the proposed development on the character and appearance of the area.

Reasons

3. Clos Pencae is part of a large estate built in the last 10 years. The estate comprises a variety of house types of differing designs with a wide palette of external materials. The appeal property lies at right angles to the end of the cul de sac, such that its rear
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elevation is open to view as one walks towards it along Clos Pencae. It is a large detached house and its rear garden is enclosed by a high brick wall.

4. The proposed extension would be unusual as the first floor would be wider than the ground floor. The construction would utilise cantilevers to create an overhang and the extension would also be clad in timber. This is not a material used on the existing houses on the estate but can be seen on a nearby nursing home.
5. The Council's 'A Design Guide for Householder Development' supplementary planning guidance advises that rear extensions should complement the scale and form of the dwelling. However, complement does not necessarily mean match. The proposed extension would be subservient to the host building and so would complement it in terms of size. It would also respect the style and proportions of the host property.
6. With regard to fenestration and materials, the designer has deliberately chosen to contrast but this is a legitimate approach in my view. I consider that the size and spacing of the windows and doors is right in terms of the proportions and design of the extension. The recipe of a novel design and different fenestration and materials would mean that the extension would be seen for what it is, a later addition to the house. It would, in my view, complement and create a pleasing addition to the house and provide interest in the street scene.

Conclusions

7. Given the wide variety in the shape and size of the buildings on Clos Pencae, subject to the imposition of a condition regarding materials, I do not consider that the resultant building would have an adverse impact on the character and appearance of the area. For the reasons given above and having regard to all matters raised, I consider that the proposal complies with Policy BW7 of the Merthyr Tydfil Local Development Plan 2006-2021, adopted 2011. I conclude, therefore, that the appeal should be allowed.
8. 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 objective of creating attractive communities.

Anthony Thickett

Inspector