

FOR INFORMATION – APPEAL DECISION

DATE WRITTEN	28 th April 2021
REPORT AUTHOR	Judith Jones
CASE OFFICER	Marlene Ferreira
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	12 th May 2021

Application No.
P/20/0302

Date
08.12.2020

Determining Authority
MTCBC

Proposed Development

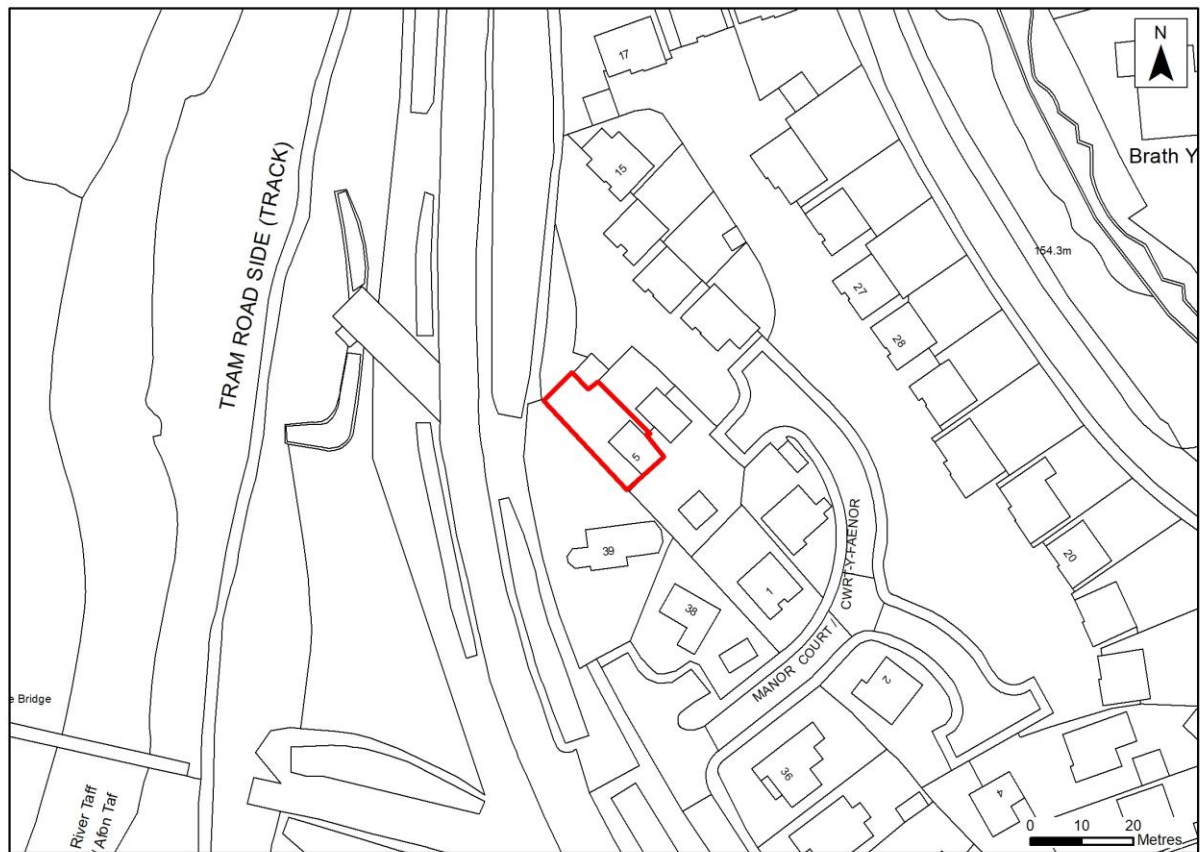
Location

Name & Address of Applicant/Agent

Rear dormer extension (to include an increase to the ridge height of the property)

5 Manor Court
Edwardsville
Treharris
CF46 5NZ

Mr Kelvin Assender
9 St. Cenydd Close
Pontllanfraith
Blackwood
NP12 2FG



P/20/0302

© Crown copyright and database rights 2021 Ordnance Survey 100025302

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

AGAINST REFUSAL
APP/U6925/D/21/3269171
9th April 2021
Dismissed



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 15/03/21

gan **Richard E. Jenkins, BA (Hons) MSc MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 9/4/21

Appeal Decision

Site visit made on 15/03/21

by **Richard E. Jenkins, BA (Hons) MSc MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 9th April 2021

Appeal Ref: APP/U6925/D/21/3269171

Site address: 5 Manor Court, Edwardsville, Treharris, CF46 5NZ

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 Steven Carver against the decision of Merthyr Tydfil County Borough Council.
 - The application Ref: P/20/0302 dated 29 November 2020, was refused by notice dated 29 January 2021.
 - The development proposed is rear dormer extension (to include an increase to the ridge height of the property).
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. I have taken the description of development from the Council's Notice of Decision. As this is consistent with that outlined on the Appeal Form, I am satisfied that there is no prejudice in this respect.

Main Issue

3. This is the effect of the proposed development on the character and appearance of the host property and surrounding area.

Reasons

4. Whilst the proposed dormer extension would be set in from the side elevations of the existing roof and up from the eaves, the resulting structure would, by reason of its siting, scale, form and overall design, result in an insensitive and dominant addition to the host property. Indeed, the significant box-like proportions would injuriously alter the modest design of the existing dwelling and would have an unacceptable top-heavy appearance. The proposed partial increase in ridge height would also represent an incongruous design feature that would be visible from public vantage points. Such concerns are exacerbated by the fact that the resulting development would conflict with the wider pattern of development in the area, particularly given that the immediate environs are not characterised by flat roof dormer additions.
-

5. I therefore find that the proposed development would cause material harm to the character and appearance of the host property and surrounding area. As such, it would conflict with both the aims of Policy SW11 of the adopted Merthyr Tydfil Replacement Local Development Plan (LDP) and the placemaking principles that underpin national planning policy. Such concerns and associated policy conflict are not in my view outweighed by the personal benefits that the development would offer the occupiers of the property. Indeed, they represent a compelling reason why planning permission should not be granted. For these reasons, and having considered all matters raised, I conclude that the appeal should be dismissed.
6. 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 (WCFG Act). I have taken into account the ways of working set out at section 5 of the WCFG Act and 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, as required by section 8 of the WCFG Act.

Richard E. Jenkins

INSPECTOR