

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Planning Appeal Update: Land Rear of Newall Street, Abertillery
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Directorate	Regeneration and Community Services
Date of meeting	2nd September 2021

1. Purpose of Report

- 1.1 To advise Members of the decision of the Planning Inspectorate in respect of a planning appeal against the refusal of planning permission (Ref: C/2021/0033). The development was for outline permission for a single dwelling.
- 1.2 The application was refused under delegated powers on 29th March 2021.

2.0 Scope of the Report

- 2.1 The application was refused on 2 grounds;
- a) The impact upon the character and appearance of the area. It was considered that the dwelling would have no relationship to the pattern of development or surrounding built form and would fail to contribute to the street scene;
 - b) Highway safety grounds. Access to the site would add traffic movements to a highway that is considered to be sub-standard in design and unviable as a primary access for a new dwelling.
- 2.2 The site is located to the rear of terraces along Newall Street and Gelli Crug Road. The terraces back onto access/service roads

lined with garages. The Inspector agreed that the proposed dwelling would pay no regard to the surrounding area or pattern of development and would appear as an incongruous feature. He further agreed that the dwelling would have an adverse impact upon the character and appearance of the area.

2.3 The Inspector did not dispute the Highway Authority's claim that the junctions of the access/service road at Newall Street and Gelli Crug Road do not meet visibility requirements and are not wide enough to accommodate two-way traffic. Indeed, the Inspector agreed that the development would increase vehicle movements along a narrow, sub-standard route with poor visibility at the detriment to the safety of drivers and pedestrians.

2.4 The Inspector accordingly DISMISSED the appeal.

3. Recommendation/s for Consideration

3.1 That Members note for information the appeal decision for planning application C/2021/0033 as attached at **Appendix A**.