



---

## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 05/07/21

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

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 26/7/21

## Appeal Decision

Site visit made on 05/07/21

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

an Inspector appointed by the Welsh Ministers

Date: 26/7/21

---

**Appeal Ref: APP/X6910/A/21/3273885**

**Site address: Land rear of Newall Street and Gelli Crug Road, Abertillery**

**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 D Bull against the decision of Blaenau Gwent County Borough Council.
  - The application Ref: C/2021/0033 dated 1 February 2021, was refused by notice dated 29 March 2021.
  - The development proposed is outline for new build. All matters are reserved for subsequent approval.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matter

2. Although the application form does not specify the type or amount of development, scale parameters and indicative plans submitted in support of the application show a single, two storey dwelling. I have considered the appeal on that basis.

### Main Issues

3. The main issues are the impact of the proposed development on the character and appearance of the area and highway safety.

### Reasons

Character and appearance

4. The appeal site comprises a rough overgrown piece of land to the rear of terraces on Newall Street and Gelli Crug Road. The terraces back on to rear service roads lined by garages. The area is characterised by tight knit terraced streets. I acknowledge that the nature of the site is such that it is unlikely any new development could match the prevailing built form and urban grain. However, that does not mean that good design and place making principles should be put aside or relaxed.
  5. The proposal to erect a single dwelling here pays no regard to the site's surroundings, it would be at odds with the pattern of development and stick out as an incongruous feature. I conclude that the proposed development would have an adverse impact on
-

the character and appearance of the area and conflicts with Policies DM1(2) and DM2 of the Blaenau Gwent County Borough Council Local Development Plan up to 2021, adopted 2012 (LDP).

#### Highway safety

6. The site is served by a service road with access to Gelli Crug Road and Newall Street. As stated above, the service road is lined by garages to the rear of properties on Newall Street and Gelli Crug Road. The appellant does not dispute the Highway Authority's assertion that the junctions of the service road with Newall Street and Gelli Crug Road do not meet minimum visibility requirements, (2.4m x 43m) and are not wide enough to accommodate opposing two-way traffic. Nor, from my observations do I have any reason to take a different view. The proposed development would increase vehicle movements along a narrow, sub-standard route with poor visibility at its junctions with the highway, to the detriment of the safety of drivers and pedestrians alike.
7. The Council disputes the appellant's claim that he has rights of access to Gelli Crug Road to the north of the site. Whatever the legal position, the shared boundary with Gelli Crug Road is lined by walls. Nothing is submitted to show that an access could be created with the necessary visibility splays and Gelli Crug Road is only a single lane width at this point. I conclude that the proposal would be detrimental to highway safety and conflicts with Policy DM1(3) of the LDP.

#### **Conclusions**

8. For the reasons given above and having regard to all matters raised, I conclude that the appeal should be dismissed.
9. 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 building better environments.

*Anthony Thickett*

Inspector