

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Planning Appeal Update: Land adjoining Waun Dew, Beaufort Hill, Beaufort, Ebbw Vale
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Directorate	Regeneration and Community Services
Date of meeting	3rd February 2022

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 to grant full planning permission for the construction of two detached, five bedroom houses with associated external works on a parcel of land at the corner of Waun Dew with Beaufort Hill (planning application ref C/2021/0182).

2.0 Scope of the Report

2.1 Planning permission was refused under delegated powers on 4th August 2021. The decision notice included 2 reasons for refusal:

- a) The need to remove a beech tree that is the subject of a TPO and the significant impact on other trees that are the subject of the same Order. Additionally, it was considered that the loss of other trees and hedgerows within the site would have a detrimental impact on the local biodiversity and landscaped character of the area;
- b) By virtue of design, scale and orientation, the dwellings were considered out of character with the surrounding area, and

would have an overbearing visual impact on other dwellings. Furthermore, the dwellings would overlook neighbouring dwellings, resulting in a loss of privacy and residential amenity.

- 2.2 In reaching his decision, the Inspector noted that the site has the benefit of outline planning permission for a single dwelling, but concurred that the proposal for two dwellings of the scale and design proposed would have harmful consequences for protected trees on the site, and that such a proposal would unacceptably detract from local biodiversity, the visual amenity, character and appearance of the area. As such he noted that the development conflicted with this Council's adopted LDP policies DM1 2b and DM2 b.
- 2.3 The Inspector did not agree that the design, scale and orientation of the dwellings would harm the character and appearance of the area, but concluded that extensive areas of full length glazing included in the design of the dwellings would give rise to an unacceptable degree of overlooking of the dwelling to the east of the site (no.1 Church View) to the detriment of the living conditions of its occupant. On such basis, he noted that the development conflicted with this Council's adopted LDP policy DM1 2 c.
- 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/2021/0182 as attached at **Appendix A**.