

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning
Report Subject	Planning Appeal Update: 14 Rhyd Clydach, Brynmawr
Report Author	Joanne White
Directorate	Regeneration and Community Services
Date of meeting	28th July 2022

1. Purpose of Report	
1.1	To advise Members of the decision of the Planning Environment and Decisions Wales (PEDW) in respect of a planning appeal against the refusal of planning permission (Ref: C/2021/0157). The development was for a first floor extension, a two storey gable extension, a single storey side extension and the provision of two porches to the south-east elevation.
1.2	The application was refused under delegated powers on 22 nd September 2021.
2.0 Scope of the Report	
2.1	The application was refused as it was considered that the scale, design and siting of the extensions would be out of character and overdevelopment of the existing dwelling.
2.2	The property is a substantial semi-detached dwelling set in a large plot forming a short row of traditional cottages.
2.3	Whilst the officer's report referred to the gable extension being located on the principal elevation, the Inspector, in their

assessment, referred to the gable extension being located to the rear.

2.4 Nevertheless, the Inspector went on to advise that the centrally located projecting gable, when viewed in conjunction with the first floor extension, which would not be set down from the main ridge line, would result in a single dwelling that is disproportionately large and would dominate the adjoining property. Consequently, the development would have an adverse impact upon the character and appearance of the surrounding area.

2.3 The Inspector agreed that the development does not accord with the adopted Supplementary Planning Guidance for Householders and accordingly DISMISSED the appeal.

3. Recommendation/s for Consideration

3.1 That Members note for information the appeal decision for planning application C/2021/0157 as attached at **Appendix A**.