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## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 09/05/2022

gan **Nicola Gulley MA MRTPI**

**Arolygydd a benodir gan Weinidogion  
Cymru**

**Dyddiad: 01/06/2022**

## Appeal Decision

Site visit made on 09/05/2022

by **Nicola Gulley MA MRTPI**

**an Inspector appointed by the Welsh  
Ministers**

**Date: 01/06/2022**

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**Appeal Ref: CAS-01575-F8D2W8**

**Site address: 14 Rhyd Clydach, Brynmawr, Bleanau Gwent, NP23 4SJ**

**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 John Meredith against the decision of Bleanau Gwent County Borough Council.
- The development proposed is described as first floor extension, a two storey gable extension, a single storey side extension and the provision of two porches to south-east elevation.

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### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The description of the development on the appeal form differs from that on the decision notice. The details on the decision notice provide a more accurate description of the development and I shall determine the appeal on this basis.

### Main Issue

3. The main issue is the impact of the proposed development on the character and appearance of the appeal property and the surrounding area.

### Reasons

4. The appeal site comprises a substantial semi-detached dwelling set in a large enclosed garden. The dwelling, which is part of a short row of traditional cottages, is set back from the junction of Intermediate Road and Rhyd Clydach by the properties of 'Roselyn' 'Greenways' and 'Barafundle'. Adjoining the appeal dwelling, and completing the row of properties, is No. 16 Rhyd Clydach (No. 16) a modest, traditional cottage set in a linear garden. Vehicular access to the appeal site is afforded via private drive which slopes steeply down from Intermediate Road to the appeal dwelling. The area surrounding the appeal site is predominantly residential and characterised by a mix of dwellings of different sizes and styles.

5. Policies DM1 (2) (b) and DM2 (a) and (b) of the adopted Blaenau Gwent Local Development Plan (2012) (LDP) requires, amongst other things, that proposals for new development do not have unacceptable adverse visual impact on the townscape, are appropriate to the local context in terms of type, form, scale and mix, and are of a design which reinforces the local character and distinctiveness of the area. Additional guidance is contained in the Supplementary Planning Guidance Householder Design Guidance (SPG) (2016) which makes clear that extensions must not dominate the host dwelling and should be set back from the principal elevation or roofline.
6. The development proposes a first floor extension which would be sited above existing single storey side extension and would have a roof height commensurate with that of the appeal dwelling, a single storey extension which would be of a mono-pitched design and would be extend the length of the side elevation and a narrow two storey rear extension with a pitched roofline which would be located in a central position in the rear elevation. In addition, two small porches are proposed in the front elevation of the property.
7. The appellant's statement indicates that the appeal dwelling was formerly two cottages, which were converted into a single dwelling in the 1940's. Although I note the appellant's comments, based on my observations the appeal dwelling retains the appearance of being two separate properties when viewed from Rhyd Clydach. In respect of the proposal, I consider that the siting of the gabled extension, in a central position in the rear elevation, when viewed in conjunction with the first floor extension, which would not be set down from the existing ridgeline, would, visually, result in the creation of a disproportionately large single dwelling that would dominate No. 16 and, in doing so adversely impact on the character and appearance of the surrounding area. As such I consider that the proposed development would be contrary to the objectives of Policies DM1 (2) (b) and DM2 (a) and (b) of the LDP and the Council's adopted SPG.

### **Other Matters**

8. The appellant has drawn my attention to a dwelling in the locality which it is suggested is similar to that of the proposed development. Whilst I note the similarities, I am conscious that the character and appearance of the dwelling and the surrounding area differ from the appeal proposal. I have in any case determined the appeal on its own merits.

### **Conclusion**

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 supporting safe, cohesive and resilient communities.
10. I have also had regard to all the matters raised in support of the scheme. However, none of these factors are sufficient to alter my overall conclusions that the proposal would result in an overly dominant form of development that would fail to have regard for the character and appearance of the adjoining property and surrounding area.
11. For the reasons given above, I conclude that the appeal should be dismissed.

*Nicola Gulley*

Inspector