

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning
Report Subject	Planning Appeal Update: Dan-y-Bryn, Newport Road, Pochin, Tredegar
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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/2021/0095). The development was for detached motorcycle store and playroom.
- 1.2 The application was refused under delegated powers on 7th October 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 development was not considered subservient to the main house and constituted an overly dominant feature within the garden. It was considered that a structure of such scale would be visually inappropriate as seen from the wider area and disproportionate to its garden setting
- 2.2 The property is an end of terrace dwelling set with a large rear garden.

- 2.3 The Inspector advised that whilst the shed would be functionally linked to the use of the dwelling house its siting was such that it would be seen as quite separate to the dwelling house and could not be reasonable be viewed as subservient or an extension to the dwelling. Furthermore, he considered that its two storey height and features such as the large areas of glazing are not what would normally be associated with or considered acceptable for a garden structure and that its appearance resembles a separate independent residential unit within the garden
- 2.4 The Inspector further advised that with a height in excess of 6.4m it would be clearly seen from surrounding properties and from those travelling in a southerly direction along Newport Road. He considered that the proposed outbuilding would dominate the appeal property and relate poorly to the existing garden building due to its excessive scale. Consequently, the development would have a harmful impact on the character and appearance of the host dwelling and locality.
- 2.5 The Inspector agreed that the development does not accord with the Policy DM2 of the LDP and 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/2021/0095 as attached at **Appendix A**.