



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 23/05/22

gan R Duggan BSc (Hons) DipTP MRTPI

Arolygydd a benodir gan Weinidogion
Cymru

Dyddiad: 22.06.2022

Appeal Decision

Site visit made on 23/05/22

by R Duggan BSc (Hons) DipTP MRTPI

an Inspector appointed by the Welsh
Ministers

Date: 22.06.2022

Appeal Ref: CAS - 01520

Site address: Dan-Y-Bryn, Pochin Villas, Tredegar NP22 4BS

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 Mr Paul Denner against the decision of Blaenau Gwent County Borough Council.
 - The development proposed is described as *Proposed detached motorcycle store and playroom.*
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the impact of the development on the character and appearance of the host dwelling and locality.

Reasons

3. The appeal property is an end of terrace dwelling with a long, linear and sloping rear garden. The proposed pitched roof storage building would be sited approximately 14.7m away from the rear elevation of Dan Y Bryn and 1m from the boundary of the neighbouring property to the south. It would comprise a motorcycle store on the ground floor and a playroom/store on the first floor, and it would measure approximately 6.7m x 6.8m with a ridge height of approximately 6.44m. The eastern (side) elevation facing the rear of the host dwelling would contain an access door and small window and the main northern elevation would have large expanses of windows to the ground and first floors, with the ground floor having opening 'bi-fold' type doors. The building would be finished in a smooth cream render and would have a fibre cement slate roof.
4. Policy DM2 (Criterion a) of the Adopted Blaenau Gwent Local Development Plan (LDP) November 2012, requires development proposals to be appropriate to their local context in terms of type, form, scale and mix. The Council's Householder Design Note 2 (Garages and Outbuildings) Supplementary Planning Guidance (SPG) February 2016, advises that

garages and outbuildings should be subservient to the house and not be over dominant in relation to existing and surrounding properties.

5. The proposed shed would be located in a prominent and exposed position above the level of the house, and whilst the proposed shed would be functionally linked to the use of the dwellinghouse it would be sited on sloping ground in excess of 10 metres from the host dwelling. As a consequence, physically, it would be seen as quite separate to the dwellinghouse and could not reasonably be viewed as subservient or an extension to the dwelling. Although the building would be sited close to existing stables it would be significantly taller. I consider that its two-storey height and features such as the large areas of glazing are not what might be normally associated or considered acceptable for a garden structure, and that its appearance resembles a separate independent residential unit within the garden.
6. 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. With its expansive roof area, large areas of render and glazing and bulky proportions, the proposed outbuilding would dominate the appeal property and would relate poorly to existing garden buildings due to its excessive scale. Moreover, the evident utility of its design would render it an awkward and unattractive presence in the milieu of this rear garden environment. Whilst this impact would be limited to the surrounding vicinity of the site, it would still be significant.
7. It is acknowledged that there are other outbuildings and sheds in the area and there is a large outbuilding located in the curtilage of a neighbouring dwelling. However, I am unaware of the planning history to these examples, and these cannot be used as a precedent for allowing further large inappropriate buildings within rear gardens of dwellinghouses.
8. Having regard to the above and considered all other matters raised, I conclude that the appeal proposal would have a harmful impact on the character and appearance of the host dwelling and locality contrary to Policy DM2 of the LDP and the Council's Household Design Guidance Note 2 SPG. Therefore, 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 objectives of building a stronger, greener economy as we make maximum progress towards decarbonisation, making our cities, towns and villages even better places in which to live and work and embedding our response to the climate and nature emergency in everything we do.

R Duggan

INSPECTOR