

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning
Report Subject	Planning Appeal Update: 7 Beaufort Terrace, Beaufort, Ebbw Vale,
Report Author	Helen Hinton
Directorate	Regeneration and Community Services
Date of meeting	15th June 2023

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/2022/0047). The development was for a two storey rear extension to provide kitchen, bedroom and ensuite and change of use to bed and breakfast.
- 1.2 The application was refused by the Planning Committee on 16th June 2022.

2.0 Scope of the Report

- 2.1 The application was refused as it was considered that the mass, size, scale and positioning of the proposed rear extension would have an overbearing impact and generate an increased level of overshadowing and loss of light detrimental to the residential amenity of those living closest to the site.
- 2.2 The property the subject of the appeal is a two storey, single fronted, mid terrace dwelling with existing single storey half width rear extension, positioned on the western side of Beaufort Terrace and adjoining the Badminton Club

- 2.3 The Inspector determined that the main issue to be considered was the effect of the proposed development on the living conditions of the occupiers of No. 9 Beaufort Terrace with regard to outlook and daylight.
- 2.4 The inspector noted that the appeal proposal would be significantly larger than an existing single-storey extension on site that would be demolished as part of the proposal and that the additional increase in scale would form a substantial structure running close along the shared boundary with No 9 Beaufort Terrace.
- 2.5 The inspector concluded that, due to the extensions size and positioning, the significant depth and two-storey height of the extension would have a material overbearing effect on the occupiers of No. 9 when viewed from the nearest ground-floor windows and when using their rear amenity space. Furthermore, given the orientation of dwellings, there is a strong likelihood that the proposal would result in a significant diminution of daylight in the ground-floor rooms of No. 9 nearest to the boundary, over and above that which currently exists.
- 2.3 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/2022/0047 as attached at **Appendix A**.