

<b>BLAENAU GWENT COUNTY BOROUGH COUNCIL</b>	
<b>Report to</b>	<b>The Chair and Members of Planning</b>
<b>Report Subject</b>	<b>Planning Appeal Update: Proposed front and rear garage extension at 35 Pant Y Fforest, Ebbw Vale, NP23 5FR.</b>
<b>Report Author</b>	<b>Sophie Godfrey</b>
<b>Directorate</b>	<b>Regeneration and Community Services</b>
<b>Date of meeting</b>	<b>April 2024</b>

<b>1. Purpose of Report</b>
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/2023/0247). The development was for the erection of a front and rear garage extension.
1.2 The application was refused by the case officer under delegated powers on 12 <sup>th</sup> January 2024.
<b>2.0 Scope of the Report</b>
2.1 The application was refused on the grounds that the proposed front extension element by virtue of its scale, design and relationship to the existing house would unduly dominate the principle elevation of the dwelling. The proposal would result in a detrimental visual impact on the host dwelling and was considered to be out of keeping with the character and appearance of the existing property and streetscene.
2.2 The Inspector determined that the main issue was the effect of the proposal on the character and appearance of the area.

- 2.3 The appeal site relates to a detached single storey dwelling located within the settlement boundary of Ebbw Vale. Residential properties are found to the north and south of the site, with open green space/trees to the west.
- 2.4 The Inspector noted that although dwellings in the vicinity share some characteristics, there is no consistency of design. Staggered front elevations with varying roof treatments feature in most nearby properties. They state that the proposed front garage extension would essentially replicate the form of No 25's existing hipped projection, albeit it would be considerably narrower, with a ridge set well down from that of the main roof. Whilst enclosing the central part of the front elevation and the principal entrance, the extended garage would project no further forward than the existing hipped projection and its modest height and width would moderate its mass.
- 2.5 The further noted that although the resulting 'U shaped' front elevation might be uncommon, subject to the use of matching external materials there would be a coherence to the resulting dwelling's form and appearance which, in their view, would meet the hallmarks of good design. The front extension would be visible from several vantage points. However, the dwelling's siting at a terminus of the cul-de-sac and the ample separation distance between the front extension and front property boundary would ensure that the projecting garage would not appear as a prominent feature of the street scene. They add that existing side and rear boundary walls would considerably screen views of both front and rear extensions from the adjacent public footpaths, limiting the visual impact of the proposal from these vantage points.
- 2.6 In conclusion, the Inspector was of the view that the proposal would not harm the area's character and appearance and would avoid unacceptable adverse visual impacts on townscapes and ensure that extensions to buildings reflect, complement or enhance the form, siting, materials, architectural details and character of the original building, its curtilage and the wider area. They stated the proposal would accord with the objectives of policies DM1(2) and DM2 of the Blaenau Gwent Local Development Plan and the Council's adopted 'Householder Design Guidance' Supplementary Planning Guidance.

2.8 The Inspector accordingly ALLOWED the appeal.

**3. Recommendation/s for Consideration**

3.1 That Members note for information the appeal decision for planning application C/2023/0247 as attached at **Appendix A**.