



Appeal Decision

by Paul Selby BEng (Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 27/03/2024

Appeal reference: CAS-03208-F4F4F3

Site address: 35 Pant Y Fforest, Ebbw Vale NP23 5FR

- 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 Peter Robinson against the decision of Blaenau Gwent County Borough Council.
 - The application Ref C/2023/0247, dated 22 November 2023, was refused by notice dated 12 January 2024.
 - The development is Proposed front and rear garage extension.
 - A site visit was made on 18 March 2024.
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Decision

1. The appeal is allowed and planning permission is granted for Proposed front and rear garage extension at 35 Pant Y Fforest, Ebbw Vale NP23 5FR, in accordance with the terms of the application, Ref C/2023/0247, dated 22 November 2023, subject to the conditions set out in the schedule to this decision letter.

Procedural Matter

2. Since the appeal was made, a new version of Planning Policy Wales (PPW) has been published (edition 12). This largely consolidates previously published content. I am satisfied that it does not raise any new matters which have not already been addressed in the evidence or would otherwise have a bearing on my decision.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. The appeal site lies within a cul-de-sac of detached residential properties. 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. Whether or not the various front projections, porches, conservatories or garages are original features or later additions, the resulting variety in design and form is a defining characteristic of the cul-de-sac.
5. 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.

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 my view, would meet the hallmarks of good design.

6. 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. Nor do I consider that it would appear at odds with the established character of the cul-de-sac, particularly seen in the context of a nearby dwelling which features an integrated projecting garage, and another which hosts a garage set forward of the principal elevation.
7. 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. Consequently, I conclude that the appeal scheme would not harm the area's character and appearance and would accord with the objectives of policies DM1(2) and DM2 of the Blaenau Gwent Local Development Plan to 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. For the same reasons the proposal would accord with the underlying objectives of the Council's adopted 'Householder Design Guidance' Supplementary Planning Guidance.
8. I have had regard to the conditions suggested by the Council and have adjusted these where necessary to accord with the advice of Circular 016/2014 'The Use of Planning Conditions for Development Management'. Given the modest increase in the built footprint I do not consider the suggested drainage condition to be necessary or enforceable, and so have not imposed it.
9. I have considered the other matters raised but none alters my decision. I shall therefore allow the appeal.
10. 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 one or more of the Welsh Ministers' well-being objectives.

Paul Selby

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development shall begin not later than five years from the date of this decision.
Reason: To comply with Section 91 of The Town and Country Planning Act 1990.
- 2) The development shall be carried out in accordance with the following approved plans:
Site Location Plan (Ref: 23-133/P/01); Floor Plan as Proposed (Ref: 23-133/P/04);
Proposed Elevations 1 of 2 (Ref: 23-133/P/05); Proposed Elevations 2 of 2 (Ref: 23-

133/P/06); Site Plan as Proposed (Ref: 23-133/P/07); Design and Assess Statement dated 22/11/2023.

Reason: To ensure the development is carried out in accordance with the approved documents and plans submitted with the application.

- 3) The materials to be used in the construction of the external surfaces of the extensions shall match those used in the existing building.

Reason: In the interests of visual amenity, in accordance with policy DM2 of the Blaenau Gwent Local Development Plan up to 2021.

- 4) The bat and bird roosts shown on drawing Refs: 23-133/P/05, 23-133/P/06 and 23-133/P/07 shall be installed within 6 months of the development being completed and shall be maintained as such thereafter.

Reason: In the interests of ecology and biodiversity, in accordance with policy DM14 of the Blaenau Gwent Local Development Plan up to 2021 and Policy 9 of Future Wales.

- 5) Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following any necessary remediation, a Completion/Verification Report confirming that the remediation has been carried out in accordance with the approved details shall be submitted to and approved in writing by the Local Planning Authority, prior to the extensions being put to beneficial use.

Reason: In the interests of public safety and environmental health, in accordance with policy DM1 of the Blaenau Gwent Local Development Plan up to 2021.