

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Planning Appeal Update: 23 Pantyfforest, Ebbw Vale
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Directorate	Regeneration and Community Services
Date of meeting	7th November 2019

1. Purpose of Report

1.1 To advise Members of the decision of the Planning Inspectorate in respect of a planning appeal against the refusal of planning application (Ref: C/2019/0121) to raise the roof of the existing bungalow to create a first floor and installation of dormer windows to front and rear roof planes at 23 Pant y Fforest, Ebbw Vale. The application was refused under delegated powers on the 8th July 2019.

2.0 Scope of the Report

2.1 The application was refused as it was considered that the scale, mass and design of the extension and dormers would be out of character with the existing bungalow and would have a detrimental visual impact upon the street scene.

2.2 The Inspector confirmed that there is a consistency of scale and form in the area with dwellings on the eastern side of the main road being two-storey and those to the western side generally being single storey bungalows. The Inspector identified that the appeal property is seen as an integral part of the grouping of bungalows of similar style and appearance in this location.

- 2.3 The Inspector advised that the proposed increase in the ridge height would result in a dwelling of significantly greater mass and bulk overall, compared to the modest adjoining bungalows. As a result the dwelling would appear disproportionate in scale and overly dominant in a physical sense. Furthermore, the Inspector stated that the steeper roof profile and slope would be a noticeable disruption to the pleasing visual aspect of this group of bungalows.
- 2.4 Whilst the Inspector confirmed that the development would not affect the neighbouring residential amenity in terms of overlooking or overshadowing, he was of the opinion that the proposed dormers would cause visual harm to the immediate area. The Inspector further considered the dormers to be a bulky dominant feature that fails to respect the symmetry of the existing bungalow and would be incongruous additions to the cul-de-sac, contrary to the adopted Supplementary Planning Guidance 'Householder Design Guidance'.
- 2.5 It was fully acknowledged by the Inspector that a similar proposal was previously approved at no. 11 Pant y Fforest. However, he shared the view of the Local Planning Authority that the context of that dwelling is notably different to the appeal site in that it forms part of a cul-de-sac containing 5 two-storey dwellings and is set against a two-storey dwelling to the rear. The Inspector was satisfied that the specific individual site characteristics were somewhat different and therefore considered the appeal based on the individual merits of the case.
- 2.6 In conclusion, the Inspector stated that the proposed development would have an unacceptable adverse visual impact on the townscape contrary to the adopted Local Development Plan (LDP) Policy DM1(2)b. Moreover, the proposal conflicts with Policy DM2 which seeks to ensure that extensions reflect, complement and enhance the form, materials, architectural details and character of the original building and wider area.
- 2.7 The Inspector accordingly DISMISSED the appeal.

3. Recommendation/s for Consideration

- 3.1 That Members note for information the appeal decisions for planning application C/2019/0121 as attached at **Appendix A**.