

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	Planning, Regulatory & General Licensing Committee
Report Subject	Planning Appeal Update: 39 Beaufort Hill, Beaufort, Ebbw Vale Ref.: C/2020/0036
Report Author	Steph Hopkins
Directorate	Regeneration and Community Services
Date of meeting	1st October 2020
Date Signed off by Monitoring Officer	

Report Information

1. Purpose of Report

To advise Members of the decision of the Planning Inspectorate in respect of a planning appeal against the refusal of planning permission ref: C/2020/0036 for the construction of a detached house in the curtilage of existing dwelling-house with associated parking and external works. The application was refused under delegated powers on 18th March 2020.

2. Scope of the Report

The Local Authority was of the view that the restricted nature of the proposed plot and its relationship with surrounding residential properties was such that it was considered unsuitable for additional residential development. The erection of a dwelling within the existing curtilage of 39 Beaufort Hill would result in a cramped form of development out of

character with the surrounding area which would detract from the visual amenities of occupiers of both existing and surrounding properties and have an overbearing impact on the occupiers of the existing dwelling.

In addition, vehicular access to the site would be via an access lane which narrows in width such that two way traffic flows are restricted along the lane and visibility splays at the access lane exit junctions onto both Chandlers Road and Beaufort Hill are sub-standard. It was also noted that there are no separate footway provisions for people with special access and mobility requirements. The lane was considered to be unsuitable as a primary means of access to accommodate additional development.

Accordingly the proposal was considered to be contrary to policy DM1 2 (b and c), 3(a and c) and DM2 (a and b) of the adopted Blaenau Gwent Local Development Plan (LDP) and planning permission was refused.

The applicant appealed this decision on the grounds that planning permission should have been granted. The Inspector's decision was received on 8th September 2020 (the decision letter is attached for Members Information).

In summary, the Inspector allowed the appeal. She was of the opinion that the proposed dwelling would be of a scale and massing similar to that of the existing dwelling and would be integrated comfortably with the existing form and layout of surrounding residential development. Whilst the proposed dwelling would occupy a significant amount of the residential amenity space of the existing dwelling, this would not be unduly harmful and would not appear cramped or over insensitive to the surrounding built context.

The Inspector stated that there would be no material harm to the living conditions of neighbouring properties and that the proposal would not be unduly overbearing or intrusive.

With regards to the highway concerns, the Inspector acknowledges that the access road is of a restricted width and alignment but arrived at the conclusion that traffic speeds would be light and traffic flow low with some informal pull in places for vehicles to pass and that the increase of one dwelling will only result in a modest increase in overall traffic movements.

The Inspector also acknowledged that visibility at the junction with

Beaufort Hill is restricted but is of the view that additional residents would be unlikely to use this junction. The increased risk of an accident happening would be limited. The Inspector noted that visibility splays at Chandlers Road were also impacted by parked cars, however the road Chandlers Road is essentially straight with low vehicle speeds and the chances of a collision occurring would be low. The proposed development would not cause significant harm to pedestrians or drivers.

In conclusion, the Inspector was satisfied that subject to the imposition of conditions the development was acceptable and complies with policies DM1 and DM2. Accordingly she **ALLOWED** the appeal and planning permission was granted for the development.

3. Recommendation/s for Consideration

1. That Members note for information the appeal decision for planning application C/2020/0036 as attached at **Appendix A**.