

<b>BLAENAU GWENT COUNTY BOROUGH COUNCIL</b>	
<b>Report to</b>	<b>Planning, Regulatory &amp; General Licensing Committee</b>
<b>Report Subject</b>	<b>Planning Appeal Update: 19 Railway View Tredegar</b> <b>Ref.: C/2020/0203</b>
<b>Report Author</b>	<b>Jane Engel</b>
<b>Directorate</b>	<b>Regeneration and Community Services</b>
<b>Date of meeting</b>	<b>4<sup>th</sup> February 2020</b>
<b>Date Signed off by Monitoring Officer</b>	

### **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/2020/0202 for the retention of a detached garage constructed on the frontage of 19 Railway View, Sirhowy, Tredegar The application was refused under delegated powers on 15<sup>th</sup> March 2020.

#### **2. Scope of the Report**

Officers were of the view that the siting of the garage forward of the dwelling's principle elevation resulted in an incongruous structure that has an unacceptable visual impact upon the streetscene to the detriment of the character and appearance of the surrounding area. The proposal was therefore considered to be contrary to policy DM1 2 (b) of the adopted Blaenau Gwent Local Development Plan (LDP) and the

Council's Adopted Supplementary Planning Guidance Note 2 Householder Design Guidance. The application was refused on such basis.

The applicant appealed this decision on the grounds that planning permission should have been granted. The Inspector's decision was received on 15th January 2021 (the decision letter is attached for Members Information).

In summary, the Inspector allowed the appeal. He was of the opinion that the garage with its wall hard to the highway boundary respects and complements the prevailing pattern of development in this part of Sirhowy. He further stated that he considers that the development does not have an adverse impact on the streetscene.

Whilst respecting the decision of the Inspector, I feel it necessary to express my disappointment at this decision. The siting of the garage forward of the dwellings front building line is a prominent and uncharacteristic feature in the streetscene and in my professional opinion is clearly contrary to Council's adopted SPG. I would not wish for this decision to create a precedent for similar applications where extensions/outbuildings are proposed forward of a dwellings front building line and/or where they are not a characteristic feature of the area.

The Inspector was satisfied that subject to the imposition of conditions the development was acceptable and complies with policy DM1. Accordingly he **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/2020/0203 as attached at **Appendix A**.