



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 04/01/21

gan Mr A Thickett, BA (Hons) BTP Dip
RSA MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 15th January 2021

Appeal Decision

Site visit made on 04/01/21

by Mr A Thickett, BA (Hons) BTP Dip RSA
MRTPI

an Inspector appointed by the Welsh Ministers

Date: 15th January 2021

Appeal Ref: APP/X6910/D/20/3263449

Site address: 19 Railway View, Sirhowy, Tredegar, NP22 4PX

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- 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 Mr R Skarratts against the decision of Blaenau Gwent County Borough Council.
 - The application Ref: C/2020/0203 dated 21 August 2020, was refused by notice dated 15 October 2020.
 - The development proposed is a residential garage.
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Decision

1. The appeal is allowed, and planning permission is granted for a residential garage at 19 Railway View, Sirhowy, Tredegar, NP22 4PX in accordance with the terms of the application, Ref: C/2020/0203 dated 21 August 2020 and the plans submitted with it.

Main Issue

2. The garage is in situ. The main issue is the impact of the garage on the street scene in Railway View.

Reasons

3. Railway View is a narrow street with late 19th century terraced houses on its eastern side facing late 20th century detached houses on its western side. At its northern end the street turns sharply to the north east. The garage subject to this appeal has been constructed at this corner, with its side wall forming the boundary with the highway.
 4. The Council's Householder Design Guidance states that garages should not be sited forward of the building line unless they are a feature of the streetscape. I doubt the authors of the Design Guidance had this flat roofed garage in mind when thinking about what qualifies as a feature of the streetscape. However, it does form a visual full stop at the end of the street as it turns the corner. Even though the detached houses are set back, the street has a close, tight knit feel in common with adjoining streets. The siting of the garage, with its wall hard to the highway boundary respects and complements the prevailing pattern of development in this part of Sirhowy.
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5. The garage has been constructed in a brick to match the host dwelling. The Council's Design Guidance encourages but does not require the provision of a pitched roof. The lack of a pitched roof limits the massing of the garage and its visual impact which is beneficial in this case.

Conditions

6. The Council requests a condition limiting the use of the garage to the parking of private motor vehicles and for uses incidental to the enjoyment of the dwelling house. As any material change of use is likely to require planning permission and be at risk of enforcement action, I see no need to attach such a condition.

Conclusions

7. For the reasons given above and having regard to all matters raised, I find that the proposed development does not have an adverse impact on the street scene in Railway View. I conclude that the garage complies with Policy DM1(2b) of the Blaenau Gwent Local Development Plan up to 2021, adopted 2012 and that the appeal should be allowed.
8. 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 the Welsh Ministers' well-being objective of building better environments.

Anthony Thickett

Inspector