

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Planning Appeal Update: 1 Medhurst Court, Farm Road, Nantyglo
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Directorate	Regeneration and Community Services
Date of meeting	11 June 2021

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 permission (Ref: C/2020/0277). The development was for the construction of a detached domestic garage and first floor flexible space set within the grounds of the existing dwelling.

1.2 The application was refused under delegated powers on 20th January 2021.

2.0 Scope of the Report

2.1 The application was refused due to the effect of the proposed garage on the character and appearance of the area.

2.2 The front garden of the property is terraced with the proposed garage being positioned on the first terrace. As such, the Inspector recognised that the considerable height of the 2-storey garage would be amplified by the fact it would be sited on land higher than Farm Road. He further noted that the bulk of the garage would be exacerbated by the blank side elevation of the garage that would front the highway.

- 2.3 The Inspector recognised that the site is predominantly open in character and that the proposed garage would essentially enclose the appearance of the plot. Whilst he recognised that soft landscaping could soften the appearance of the garage, it would not adequately screen it from the wider landscape.
- 2.4 Whilst the Inspector acknowledged that the adjacent property at Ty Meddyg has structures forward of the its front elevation, these are modest in scale, set well back from the highway and are largely screened by mature trees. As such, he concluded that garages and outbuildings forward of the principal elevation are a not a common feature of the area.
- 2.5 In conclusion the Inspector was of the view that the proposed garage would be readily visible from several viewpoints in Farm Road and that its siting and bulk would appear incongruous and would harm the character and appearance of the area.
- 2.6 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/2020/0277 as attached at **Appendix A**.