

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning
Report Subject	Planning Appeal Update: 58 Pennant Street, Ebbw Vale, NP23 6PP
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Directorate	Regeneration and Community Services
Date of meeting	10 July 2024

1. Purpose of Report

- 1.1 To advise Members of the decision of the Planning Environment and Decisions Wales (PEDW) in respect of a planning appeal against the refusal of planning permission (Ref: C/2023/0236). The development was for a proposed first floor rear extension, car port and proposed balcony with privacy screen.
- 1.2 The application was refused by delegated powers on 11th March 2024.

2.0 Scope of the Report

- 2.1 The application was refused on the grounds that the proposed deck and privacy screen would cause an unacceptable overbearing impact and the proposed first floor balcony would result in unacceptable levels of overlooking into neighbouring properties.
- 2.2 The site comprises a two storey mid-terraced dwelling located within Ebbw Vale. Due to the prevailing topography, the rear garden areas of properties in the street, accessed off a lane, are at a lower level than the associated dwellings. Consequently, their ground floor living accommodation is accessed at street level from

the front of the dwellings but is elevated at the rear and generally accessed via steps.

2.3 The Inspector noted that the main issue is the effect of the proposal on the living conditions of neighbouring occupiers, with particular regard to overbearing effects from the proposed decking and privacy screen.

2.4 The Inspector highlighted that at its intended height, the privacy screen would be commensurate in height to a fence that might typically be erected in a rear garden. The intended 3m wide privacy screen would project a further 1.7m above the surface of the decked area, with the structure reaching an overall height of about 4m above the rear ground level at No 56. Accordingly, it would be a substantially taller structure than an ordinary garden fence when viewed from that property and given its intended height and depth, would be an overbearing and oppressive feature which would unacceptably enclose the neighbouring garden and would be viewed as an imposing and incongruous construction.

2.5 The Inspector noted that there is a similar raised deck development locally but acknowledged the Council's statement that there is no record of these having obtained planning permission. The Inspector has therefore considered the appeal on its own merits.

2.6 The Inspector concluded that the proposal would harm the living conditions of neighbouring occupiers at No 56 Pennant Street with particular regard to overbearing effects from the proposed decking and privacy screen, and so would not comply with LDP Policy DM1 or the advice within the SPG.

2.7 The Inspector accordingly **DISMISSED** the appeal.

3. Recommendation/s for Consideration

3.1 That Members note for information the appeal decision for planning application C/2023/0236 as attached at **Appendix A**.