



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 14/06/21

gan R Duggan, BSc (Hons) DipTP
MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 30/6/21

Appeal Decision

Site visit made on 14/06/21

by R Duggan, BSc (Hons) DipTP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 30/6/21

Appeal Ref: APP/T6850/D/21/3274450

Site address: 3 Tan-Yr-Eglwys, Tregynon, Newtown, SY16 3EZ

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 Tim Burgess against the decision of Powys County Council.
 - The application Ref: 20/2108/HH dated 21 December 2020, was refused by notice dated 19 February 2021.
 - The development proposed is described as extension, removal of roof, formation of first floor and associated works.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the impact of the development on the character and appearance of the street scene.

Reasons

3. The appeal site currently comprises a detached single-storey bungalow with an associated detached garage, car parking and turning area and is located within a predominantly residential area. The appeal property is located within a residential estate characterised by single storey detached bungalows set within relatively generous plots. The appeal property forms part of a grouping of bungalows which display a distinct uniformity in terms of architectural style and spacing. Despite some minor additions in the form of dormer roof extensions in the area there is a remarkable degree of consistency between the individual houses on the majority of their elevations. This results in a regular pattern of built development which creates a strong uniform layout and a pleasingly coherent street scene that makes an important contribution to the character of the area.
 4. It is proposed to extend the dwelling at first floor level to create a two-storey dwelling, which would involve increasing the eaves height from approximately 2.3 metres to 4.1 metres and the ridge height from approximately 5 metres to 7.6 metres. The footprint of the dwelling would also be extended with a ground floor extension.
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5. I noted that the appeal site is located adjacent to a commercial premises, and the neighbouring property within the petrol station has been extended and is effectively a two-storey structure with a shop on the ground floor. However, this appears as visually detached from the predominantly single-storey residential estate of Tan Yr Eglwys/Tan Y Llan. I also noted the Cae Melyn estate to the east is comprised of two-storey dwellings, but this is separated from the appeal site by the B4389 and is again detached from the appeal site in visual terms.
6. Notwithstanding these examples and the other two-storey properties referred to by the Appellant in the vicinity of the appeal site, I am of the opinion that creating a two-storey dwelling would appear as a contrived and awkward addition to the prevailing built form, compounded by its prominent position on the street. It would, therefore, stand out as a discordant element within this residential estate at odds with the prevailing character and appearance of the street scene, thus conflicting with Policy DM13 of the Adopted Powys Local Development Plan (LDP).
7. I appreciate that the extensions would provide the additional living accommodation required by the Appellant and his family. However, this does not carry sufficient weight to overcome the concerns identified in respect of the appeal.

Other Matters

8. Concerns have also been raised by the occupiers of No. 3 Tan Y Llan with regard to loss of privacy. Having viewed the appeal site from No. 3, I saw that the garden is landscaped and clearly used for enjoyment and the occupiers could have a perception of being overlooked by the proposals. However, I consider that the relocation of the windows at first floor level on the front (western) elevation, as shown on the revised design of the proposals, would not cause any overlooking or loss of privacy within the garden area or rear habitable rooms of No. 3.
9. Concerns have also been raised that the development would set an undesirable precedent. However, my findings in this appeal must be based only on the individual planning merits of the case that is before me. The circumstances of other sites would be likely to be different and if proposals came forward elsewhere within the locality, they would be assessed in the light of the factors relevant to those cases. Therefore, I consider the concern about precedent does not offer a basis for resisting the scheme.

Conclusions

10. Having regard to the above and considered all other matters raised by the Appellant, and the letters of support for the development, I conclude that the appeal should be dismissed.
11. 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 healthier communities and better environments.

R. Duggan

INSPECTOR