

## **SECTION B – MATTERS FOR INFORMATION**

### APPEALS DETERMINED

#### **a) Planning Appeals**

**Appeal Ref:** A2014/0010                      **Planning Ref:** P2014/0714

**PINS Ref:** APP/Y6930/A/14/2226406

**Applicant:** Mr J Thomas

**Proposal:** Two storey detached dwelling (Outline with details of access not reserved)

**Site Address:** Land adjacent to 1 Quarry Place, Gwaun Cae Gurwen

**Appeal Method:** Hearing

**Decision Date:** 10<sup>TH</sup> March 2015

**Decision:** Dismissed

The main issue in the determination of this appeal concerned highway and pedestrian safety issues, as Quarry Road is a narrow dead end road with a junction on to Heol Cae Gurwen. This junction offers severely restricted visibility to traffic coming out of Quarry Place, with a railway level crossing and two further junctions to one side of Quarry Place.

The Inspector considered that even though the application site could accommodate the development proposed without adversely affecting the residential amenity of residents of neighbouring properties and the character and appearance of the area; and that even though the applicant intended providing highway works which it was considered would provide a 'betterment to the visibility for all vehicles leaving Quarry Place; taking all matters into account the proposed development would materially add to hazards at the junction and would have a harmful impact on highway safety'. The development would, therefore, conflict with Policies GC1, T1 and H3 of the Neath Port Talbot Unitary Development Plan.

**Appeal Ref:** A2014/0012                      **Planning Ref:** P2014/0785

**PINS Ref:** APP/Y6930/A/14/2229635

**Applicant:** Mrs S E Jones

**Proposal:** Detached residential dwelling (outline with details of access, landscaping and scale to be determined) and new vehicular access and off street parking to serve both No 36 and the application site

**Site Address:** Land adjacent to 36 Heol Cae Gurwen, Gwaun Cae Gurwen

**Appeal Method:** Written Representations

**Decision Date:** 2<sup>nd</sup> April 2015

**Decision:** Dismissed

The main issues in the determination of this appeal concerned the effect of the proposal on the character and appearance of the area, and highway safety interests.

With regard to character and appearance, the Inspector considered that the proposed building would have a strong vertical emphasis to its appearance, which would be at odds with the horizontal proportions of the adjacent semi-detached pair. Similarly, the proximity of the development to the adjacent Church would compromise its currently spacious setting. In terms of its scale and appearance therefore the proposal would appear disproportionate and at odds with the development adjacent to it.

The proposal would thus introduce an incongruous feature with an unsatisfactory visual relationship with the adjacent buildings, and for these reasons it would harm the character and appearance of the area contrary to the objectives of policies ENV17 and GC1 of the Neath Port Talbot Unitary Development Plan.

With regard to highway safety, the Inspector considered that the off-street car parking provision for the development would be contrived and would not provide a safe access to the development and would therefore be harmful to highway safety interests contrary to the aims of Policies H3, GC1 and T1 of the Neath Port Talbot Unitary Development Plan.