

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2015/0005 **Planning Ref:** P2015/1027

PINS Ref: APP/Y6930/A/16/3146314

Applicant: Mr Michael Bailey

Proposal: Change of use of part of the ground floor from Office building (use class B1) to café (use class A3), external alterations, demolition of garage and associated parking.

Site Address: Briton Ferry Police Station, 155 Neath Road, Briton Ferry, Neath, SA11 2BX

Appeal Method: Written Representations

Decision Date: 5th July 2016

Decision: Appeal Allowed

The application was refused on the basis that the proposed café would result in indiscriminate parking and have a detrimental impact on highway safety. The inspector noted that in terms of staff and customer parking that there is adequate public parking on nearby streets. Furthermore there are numerous residential properties nearby and a bus stop so there is no reason to assume that all customers and staff would arrive by car. Accordingly the inspector concluded that there is sufficient customer and staff parking near to the appeal site. The inspector noted the concerns of the highway authority but indicated that there is no substantive evidence to support the concerns and any such parking would be in breach of the existing parking restrictions.

In terms of service vehicles the appellant indicated that they would likely use a transit van style vehicle for deliveries and the Inspector concluded that there is sufficient space to the rear of the site to accommodate service vehicles.

Appeal Ref: A2016/0006 **Planning Ref:** P2016/0007

PINS Ref: APP/Y6930/A/1

Applicant: Mrs Slattery-John

Proposal: Retention of non-illuminated advertisement. Dimensions of advertisement - 1.83m (w) x 0.9m (h), Maximum height of letters 0.203m and Symbol 0.514m. Height from ground level to base of advert 1.85m.

Site Address: 70 Neath Road, Tonna, Neath

Appeal Method: Written Representations

Decision Date: 14/07/2016

Decision: Appeal Dismissed

The main issue was the impact of the proposal on visual amenity.

The Inspector found that, when approaching the appeal site from the west, the long and open nature of the street frontage along this part of Neath Road would permit a sustained view of the proposed sign. In her view, the size and elevated position of the sign coupled with the presence of mature trees and shrubs, which form a verdant backdrop for the advertisement, would result in an unduly assertive and discordant feature in a predominantly residential street scene and would be detrimental to the interests of amenity.

Conversely, when viewed from the east, the presence of mature trees and shrubs along the front boundary of the appeal site would partially screen the proposed sign and in doing so, ensure that the proposal would not be visually prominent or have an adverse effect on the amenity of this part of the street scene.

Whilst the sign would be less prominent when viewed from the east, she concluded that this does not diminish the detrimental effects and, as a consequence, the proposed sign would be contrary to the objectives of LDP Policies SC1, SP21 and BE1.