

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2016/0009 **Planning Ref:** P2016/0269

PINS Ref: APP/Y6930/A/16/3154469

Applicant: Mr D Morgan

Proposal: One detached three bed single storey bungalow with associated parking and vehicular access

Site Address: Land adjacent to Fairview Bungalow, Aberdulais

Appeal Method: Hearing

Decision Date: 20th December 2016

Decision Code: Allowed

The planning application was refused on the grounds that the proposal would result in an insensitive and unacceptable form of tandem development which by virtue of its proposed access between 2 existing dwellings at 30A and 32A Ffynnon Dawel, would have an unacceptable impact on residential amenity in terms of noise and disturbance.

The Inspector considered the main issue of the appeal to be the effect of the proposed development on the living conditions of occupants of Nos 30A and 32A Ffynnon Dawel, with particular regard to noise and disturbance.

The Inspector noted that the existing access was conditioned to be a pedestrian access only on the original consent for two dwellings known as 30A and 32A, although this condition was not for residential amenity reasons. Highways also offered no objection to the proposal on highway grounds.

The Inspector noted that the gable walls of the properties either side of the proposed access do not have any doors or windows,

save for a small first floor obscure glazed window and the gardens are screened via a close boarded fence of approximately 1.8 metres in height. Both neighbouring properties were also considered to already experience a degree of traffic related road noise from the A4109, while there is some level of activity associated with the current use of the application site as a farmyard where there is an open sided single storey farm building which houses a number of pigs and chickens and for the storage of equipment and building materials.

Taking the above into account collectively, the Inspector concluded that the number of relatively small vehicle movements that would be associated with the use of the access for a dwelling would not cause any significant increase in noise and disturbance, or result in any significant adverse impact on the neighbouring properties.

In response to third party concerns, the Inspector also concluded that: -

- the proposed dwelling would not appear unduly cramped or result in over development of the site, nor be at odds with the general character and appearance of the area.
- the proposed development would not result in undue overlooking of adjacent properties, or detrimentally affect their outlook, due to the single storey nature of the development, the separation distances involved or the orientation of existing properties to that proposed.
- there is no substantive evidence that the use of the proposed access would pose a significant risk to highway safety

He therefore allowed the appeal.