

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2017/0002

Planning Ref: P2016/0904

PINS Ref: APP/Y6930/D/17/3167

Applicant: Neil Jenkins

Proposal: Demolition of existing garage, and construction of two storey garage with first floor storage.

Site Address: 63 Penywern Road, Bryncoch, Neath.

Appeal Method: Written Representations

Decision Date: 17/02/2017

Decision: Appeal Dismissed

The main issues in this appeal concerned the effect of the proposed development on the character and appearance of the surrounding area; and the living conditions of neighbouring occupiers by way of outlook.

The Inspector noted that, due to the orientation of No 63, its associated garden and the rise in ground levels to the east, the existing garage is visually prominent in views from the public realm. The proposed garage would be approximately 6 metres high to the ridge line and even when taken in the context of the large rear garden of No 63 it would be a substantial structure. Furthermore, it would not respect the fenestration and detailing seen in the surrounding houses and would have a more industrial-type of appearance.

The Inspector thus concluded that the proposed two-storey garage would appear as a large intrusive structure within the rear garden of No 63 and would harm the character and appearance of the area.

Having regard to the living conditions of neighbouring occupiers, the Inspector noted that the proposed garage would be on higher ground than the adjoining house and would be prominent in views from the rear windows and garden of that dwelling. From the rear garden the height of the proposed garage would be overbearing because of the combination of closeness and height differential, which would harm neighbouring occupiers' outlook and visual amenity. Moreover, the extent of overlooking would be considerable and the occupiers of this dwelling would experience an uncomfortable loss of privacy.

The Inspector therefore also concluded on the second main issue that the proposal would result in material harm to occupiers' living conditions.