

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

### APPEALS DETERMINED

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

**Appeal Ref:** A2018/0013      **Planning Ref:** P2017/0958

**PINS Ref:** APP/Y6930/D/18/3212972

**Applicant:** Miss Gemma Johnson

**Proposal:** First floor extensions on north and south elevations

**Site Address:** Swiss Cottage, Longford Road, Longford, Neath

**Appeal Method:** Householder (Fast-Track)

**Decision Date:** 14<sup>th</sup> November 2018

**Decision:** Dismissed

#### [Appeal Decision Letter](#)

The main issues concerned the impact of the proposed development on the character and appearance of the appeal dwelling and the surrounding area.

The Inspector noted that the appeal dwelling is a candidate property for inclusion in the Council's emerging Buildings of Local Importance Supplementary Planning Guidance (SPG), but given that the SPG has yet to be adopted, she was unable to attach significant amount of weight to the guidance.

The site was noted to comprise a modest character cottage which is set in a mature garden and located in a prominent position at the junction of Longford Road and the lane access leading to Stanley Woods. The central section of the appeal dwelling is two storey with steep gabled roof, which is flanked on either side by a single story extensions with mono pitched roof line. At the rear of the appeal dwelling is a flat roofed single storey extension.

Policies BE1 and EN5 of the Local Development Plan seek to ensure that all new development is constructed to a high standard of design, complements or enhances the appearance of a site and, in the case of residential extensions, does not result in a disproportionate increase in the size, scale and massing of the building. Additional guidance is contained in the Adopted Supplementary Planning Guidance on Design (SPG) (2017) which requires that proposals for extensions should, generally, adhere to the overarching design of the main dwelling, and provide an integrated addition that complements the scale and massing of the host property.

The basis for the Council's case was that the proposal would result in a disproportionate form of development that would have an adverse impact on the unique character and appearance of the appeal dwelling and the wider area.

Within this context, and while, noting the appellant's wish to create additional accommodation, the inspector considered that the steep pitch of the proposed gables together with the overall height and length of the roof structure, which would be commensurate with the existing ridge line and extend the full width of the property, would result in a form of development that would dominate the appeal dwelling and fail to respect the modest scale and unique design of the property. Moreover, she was of the view that these factors, when considered in conjunction with the prominent location of the appeal site would, when viewed from southern approaches, have an adverse impact on the rural character and appearance of the area. As such she concluded that the proposal would be contrary to the objectives of LDP Policies BE1 and EN5 and the adopted 'design' SPG.