

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2018/0015 **Planning Ref:** P2018/0223

PINS Ref: APP/Y6930/A/18/3215464

Applicant: Miss Kasia Morgan

Proposal: Two storey rear extension and creation of parking area to the front of dwelling

Site Address: 133 Ynysmeudwy Road, Ynysmeudwy
Pontardawe, Swansea

Appeal Method: Written Representations

Decision Date: 31st January 2019

Decision: Dismissed

[Appeal Decision Letter](#)

Planning application ref. P2018/0223 was approved on 18 May 2018 and planning permission was granted subject to conditions.

This appeal related to a disputed condition which states that:

‘The permission hereby approved shall not relate to the hardstanding and creation of the off street car parking and vehicular access onto the classified highway, as identified on drawing ref 002-1’.

The Inspector considered the main issues to concern the effects that removing the disputed condition would have on the character and appearance of the area and highway safety.

Character and Appearance

The development relates to a traditional mid terrace property set back from a busy main road with a deep front garden.

The Inspector noted the property to form part of a traditional mid-terraced property which, while altered over time, retains some visual consistency in the modest form and style of the dwellings and the relatively even set back from the road. The terrace lies in a semi-rural setting and the soft landscaped form of the front gardens are important qualities that make a positive contribution to this context.

The existing front wall has been mostly demolished and I understand that there are no preservation orders or restrictions on the frontage. Nonetheless, the removal of the front garden and its replacement with a large area of hard surfacing and parked vehicles would introduce a harsh, overtly urban feature that would detract from the pleasant verdant appearance of the terrace. The removal of the front wall has also opened up the site in public views so that the unacceptable visual effects of the proposed parking area would be readily apparent.

For these reasons she found that removing the disputed condition would result in harm to the character and appearance of the area contrary to the objectives of Policy BE1 of the Neath Port Talbot Local Development Plan (LDP) to ensure good design.

Highway Safety

The proposal would create a parking area where no parking currently exists for the property. Whilst 3 spaces would normally be required for new development, given the existing parking situation the Inspector did not consider this requirement to be relevant.

She found the driveway to be of insufficient width to allow for vehicles to turn, especially if more than one vehicle was to be parked there. As a consequence, there would be a high probability that vehicles would need to be reversed onto or off the driveway.

While acknowledging that flexibility should be applied to any guidance in the light of each individual case, she observed that

although Ynysmeudwy Road is subject to a 30mph speed, many vehicles travelling in excess of this.

Noting also that visibility to the east of the driveway is restricted by the gradient of the road, and falls short of the standards required by Technical Advice Note 18 Transport, she further concluded that drivers on the main road and persons emerging from the driveway, especially if reversing, would have insufficient warning of one another leading to a significant risk of conflict.

Accordingly, removing the condition would cause unacceptable harm to highway safety interests. This would conflict with the objectives of LDP Policies TR2 and BE1.