

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2018/0016 **Planning Ref:** P2018/0745

PINS Ref: APP/Y6930/A/18/3216630

Applicant: Ms Alison Howells

Proposal: Retention of use of land for the siting of a caravan for use as site office for a temporary period during construction of the dwelling approved under Planning Application P2016/0515

Site Address: Land adjacent to The Barracks, Pontrhydyfen, Port Talbot

Appeal Method: Written Representations

Decision Date: 04/03/2019

Decision: Dismissed

[Appeal Decision Letter](#)

The Inspector noted that the main issue was the effect of the caravan on the character and appearance of the area having particular regard to planning policies relating to the protection of the countryside.

He noted that the caravan is located in a particularly attractive rural setting (in the open countryside) away from any other buildings or development. It is partly screened by trees but it is in an elevated and very prominent position on the edge of the valley, and can be readily seen from nearby public footpaths including the Richard Burton Trail, the Afan Forest Park (Rhyslyn) car park and access road, and from vehicles using the Afan Valley Road (A4107) on the other side of the valley. In particular, because of the distances and intervening vegetation, it has no clear visual correlation with the construction site to which it relates.

Consequently, he considered that the caravan appears as an isolated and piecemeal domestic structure in stark contrast to its strongly rural context. Paraphernalia, which would include parked vehicles, exacerbates the visual intrusion into the unspoilt rural setting.

He noted that the exposed location of the static caravan means that it is particularly prominent on approaching the site along the highway from the direction of the village. From closer quarters there is an interrupted view of the caravan from the section of the road onto which the recently formed access has been constructed. He states that "From this direction the separation distance from any other form of buildings, its utilitarian design and the bold colour finish to its sides, mean that it is a visually intrusive feature that detracts from the surrounding verdant landscape".

He concluded that even for a temporary period, the siting of the caravan in this location is an unjustified form of development in the countryside which causes material harm to the character and appearance of the area. As such, the development conflicts with Policies CS1 and BE1 of the LDP.

NOTE: An Enforcement Notice was served on the owner in respect of the unauthorised development, with no appeal received against that Notice. Accordingly, in order to be reasonable, officers have given the owner 28 days from the date of the decision to remove the caravan from the site and 56 days to reinstate the site to its former condition.