

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2014/0009 **Planning Ref:** P2014/0050

PINS Ref: APP/Y6930/A/14/2221528

Applicant: Mr P Cuddy

Proposal: Two-storey detached dwelling (Outline, with details of means of access to be agreed)

Site Address: Land to the rear of 80 Llantwit Road, Neath

Decision Date: 03/11/14

Decision Code: Dismissed

The main issue in the determination of this appeal concerned the effect of the proposal on highway safety, and the effect of the proposal on the character and appearance of the surrounding area.

In respect of highway safety issues, the Inspector noted that the proposed access drive is narrow and visibility at the junction with the B4434 Llantwit Road is limited. He noted that visibility to the right, at a point 2.4 metres from the carriageway, is about 30 metres and is restricted by the walls and hedgerow that form the boundaries to No. 80. To gain adequate visibility vehicles would have to enter the footway and even intrude upon the carriageway. He noted that this lack of visibility would represent a significant risk to road safety. He also noted that whilst the access is currently in use on an occasional basis, the amount and frequency of vehicular movements that would be associated with a new dwelling using the access would increase the potential risk to an unacceptable level. Moreover, vehicles entering the site from Llantwit Road and meeting a vehicle already on the access drive could be forced to reverse back on to the highway. This would add to the risk to road safety, particularly at night. He therefore concluded that the proposed means of access represents a significant risk to road safety and is consequently contrary to policies GC1 and T1 of the Neath Port Talbot Unitary Development Plan (UDP).

In respect of the carrying distances for bins, the Inspector noted that there seems to be sufficient space at the roadside for bins to be stored off the main footway

temporarily and whilst the access drive is long, it would not be so long as to deter the movement of waste.

Finally, the issues on the character and appearance of the area. The Inspector noted that the appeal site is located in a back-land situation to the rear of a row of semi detached and terraced houses fronting Llantwit Road. He considered that the proposed dwelling would be reasonably well related to this block of development, and would round off the row of houses at its eastern end. He noted that the proposal would be seen as a reasonable end point and would be well related to the existing pumping station, development along the rear access, and the detached house Llantwit Cottage to the east. He considered that the proposal would not be an incongruous addition nor would undermine the sense of place. As such, he considered that it would not harm the character and appearance of the area and does not conflict with policies GC1 or ENV17 of the UDP.

Nevertheless, for the reasons given above, and having considered all other matters raised, he concluded that the appeal should be dismissed.