

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 (as amended)

REFUSAL OF PERMISSION

To: Mr Philip Dodson c/o Phillip Harris 5 Ashlea Drive Thomastown Merthyr Tydfil CF47 0NY

WHEREAS you submitted an application on the 12th day of November 2019 to develop: Park Lodge Bungalow
Queens Road Twynrodyn Merthyr Tydfil CF47 0ES short particulars of the application being as follows:-

Name of the Applicant

Mr Philip Dodson
Park Lodge Bungalow
Queens Road
Twynrodyn
Merthyr Tydfil

Description of Proposed Development

Dormer conversion comprising an increase in roof ridge height
with front and side dormers, introduction of Juliette balcony and
construction of a front conservatory (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby **REFUSE TO PERMIT** the proposed development for the following reasons, namely:

- 1 The proposed dormers and roof alterations by virtue of their design, scale, siting and mass would result in an unsympathetic and disproportionate form of development that would have a detrimental impact on the character and appearance of the existing property and would fail to preserve or enhance the character and appearance of the Thomastown Conservation Area. As such, the proposal is contrary to Policies BW6 and BW7 of the Merthyr Tydfil Local Development Plan.
- 2 The proposed conservatory by virtue of its siting and design would result in a prominent and insensitive addition which would have a detrimental impact on the character and appearance of the existing property and would fail to preserve or enhance the character and appearance of the Thomastown Conservation Area. As such, the proposal is contrary to Policies BW6 and BW7 of the Merthyr Tydfil Local Development Plan.

Date: 23rd December 2019

Signed:.....
(Head of Town Planning)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to The National Assembly for Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within 12 WEEKS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). The National Assembly for Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly for Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by The National Assembly for Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by The National Assembly for Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.