

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 Damon Owens 1 Lancaster Villas Six Bells Road Six Bells Abertillery

WHEREAS you submitted an application on the 20th day of May 2020 to develop: Plot Adjacent To 1 Aberfan Fawr Aberfan Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

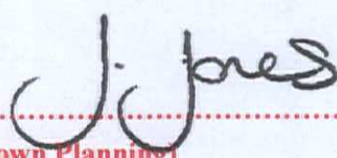
Mr Damon Owens
1 Lancaster Villas
Six Bells Road
Six Bells
Abertillery

Construct two storey dwelling (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 development would result in a cramped form of development with a dwelling which by virtue of its scale, siting and design would result in an incongruous and insensitive form of development that fails to respect the character and appearance of the area. The proposal would therefore be contrary to Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan 2016-2031.
- 2 The proposed dwelling, by virtue of its siting, scale and design, would have an overbearing impact and result in the loss of light and overshadowing to the side and rear garden areas of 1, Aberfan Fawr. As such, it would have a detrimental impact upon the residential amenities of these neighbouring occupiers, contrary to Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan 2016-2031.
- 3 The proposed development conflicts with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan 2016 - 2031 in that the layout would result in vehicular movements where visibility is restricted. As such, the development proposed, would increase highway dangers and create more hazardous conditions than exist at the present time to the detriment of highway and pedestrian safety.

Date: 13th July 2020

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 SIX MONTHS 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.

See 6.1