



Appeal Decision

by Mr Anthony Thickett BA(HONS) BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 11/11/2025

Appeal reference: CAS-04375-G0N9J1

Site address: 63 Garden City, Penydarren, Merthyr Tydfil, CF47 9YU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr C Doolan against the decision of Merthyr Tydfil County Borough Council.
 - The application Ref P/25/0104, dated 10 April 2025, was refused by notice dated 6 June 2025.
 - The development proposed is a prefab concrete section garage around 16m² and around 2.2m in height.
 - A site visit was made on 5 November 2025.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the impact of the proposed development on the character and appearance of the area and highway safety.

Reasons

Character and appearance

3. Garden City comprises semi-detached and terraced houses. No. 63 is one of a pair of semi-detached houses on the inside of a loop, the road rising as you drive around the loop from the south before straightening as it passes the side/rear garden of No. 63 and the hardstanding on which it is proposed to site the garage. Beyond that are rows of terraces on the same building line.
4. The proposed garage would protrude beyond the building line, encroaching into the space it creates at the front of the terraces. The front garden to No. 61, next to the hardstanding, is enclosed by a stone wall around 1.3m high and other gardens are enclosed. Nonetheless, the space between the terraces and the road is an important contributor to the street scene. The proposed garage, due to its size, position and height would be a discordant feature and present an unacceptable incursion, undermining the sense of space to the front of the terraces. I conclude the proposed development would have an adverse impact on the character and appearance of the area and conflicts with

Policy SW11(1) of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031, adopted 2020 (LDP).

Highway safety

5. The property has a large hardstanding to the front capable of accommodating 2 or 3 vehicles, adequate to serve the property. The appellant says the proposed building is not intended to be the 'main parking solution' and will be used to store bicycles and household items. Nonetheless, the appellant contends he would have ample room to fit his car into the proposed garage. And a garage is what the appeal application sought planning permission for.
6. The proposed garage would be positioned such a driver would need to park on the road and/or pavement in order to open or close the garage door, impeding the free flow of traffic on Garden City. No. 63 Garden City is on a tight bend. Drivers reversing out of the proposed garage would have little warning of drivers approaching from either direction, particularly to the east as drivers round the bend. Further, a driver reversing out would not be able to see pedestrians until they were almost out of the proposed garage.
7. The existing hardstanding is served by a dropped kerb which is likely to deter people from parking on the road and I do not consider the proposed garage would lead to the loss of parking spaces in Garden City. Nonetheless, for the reasons given above, I consider the proposed development would be harmful to highway safety and conflicts with Policy SW11(5) of the LDP.

Conclusion

8. I share the appellant's enjoyment of cycling and understand the need for secure storage but nothing is submitted to show this could not be provided by other means. I did not see any similar examples close by and I do not consider the harm I identify could be overcome by fencing, landscaping or changing the materials. For the reasons given above and having regard to all matters raised, the appeal is dismissed.
9. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. This decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of making our cities, towns and villages even better places in which to live and work.

A Thickett

Inspector