

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 & Mrs Coombs c/o George And Co Mr Chris George 1st Floor Woodfired Studios 62 High Street
Merthyr Tydfil

WHEREAS you submitted an application on the 12th day of April 2021 to develop: 78 Heol Rhyd-y-bedd Pant
Merthyr Tydfil CF48 2DS short particulars of the application being as follows:-

Name of the Applicant

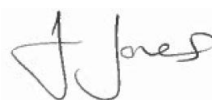
Description of Proposed Development

Mr & Mrs Coombs
78 Heol Rhyd-y-bedd
Pant
Merthyr Tydfil
CF48 2DS

Construct two-storey rear extension, first floor rear extension,
and ground and first floor terrace to the side of the property
(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 rear and side extensions, by virtue of their siting, scale and design, would result in insensitive and incongruous forms of development that would fail to respect the character and appearance of the existing dwelling and the wider area. The proposal would therefore be contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
- 2 The proposed first floor rear extension, by virtue of its siting and scale, would have an overbearing impact and result in a loss of light to the rear garden of 77 Heol Rhyd y Bedd. As such, it would have a detrimental impact upon the residential amenity of the adjoining occupiers, contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.



Date: 10th February 2022

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 Planning & Environment Decisions 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 Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Alternatively you can use the Planning and Environment Decision Wales website (www.gov.wales/planningappeal) to complete your appeal. Planning & Environment Decisions 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. Planning & Environment Decisions 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 Planning & Environment Decisions 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 Planning & Environment Decisions 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.

