



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 19/04/2022

gan Paul Selby BEng (Hons) MSc MRTPI

**Arolygydd a benodir gan Weinidogion
Cymru**

Dyddiad: 26/05/2022

Appeal Decision

Site visit made on 19/04/2022

by Paul Selby BEng (Hons) MSc MRTPI

**an Inspector appointed by the Welsh
Ministers**

Date: 26/05/2022

Appeal Ref: CAS-01499-J7J2Z0

Site address: Tir Cook Farm, Twynygarreg, Treharris CF46 5RN

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- 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 Derrick Olsen against the decision of Merthyr Tydfil County Borough Council.
 - The development is Extend and raise roof of garage to accommodate first floor gymnasium ancillary to the use of Tir Cook Farm Bungalow.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. As the development has been partially completed, retrospective planning permission is sought. Notwithstanding the information given on the application form, I have taken the description of development from the Decision Notice, which is more accurate.

Main Issue

3. This is the effect of the development on the character and appearance of the area.

Reasons

4. The appeal site is located in the open countryside and accommodates a dormer bungalow and ancillary structures. Although lying a short distance from nearby settlements, the immediate area exhibits a markedly rural character, being sparsely populated and accommodating considerable tracts of farmland and woodland. Whilst there are transmitters, wind turbines, and scattered farmsteads within visual range of the site, the relative absence of development makes a substantially positive contribution to the character and appearance of the immediate area, which forms part of the Gelligaer and Taf Bargoed Special Landscape Area (SLA) as designated by the Merthyr Tydfil Replacement Local Development Plan (LDP).

5. The garage, the subject of this appeal, lies to the fore of the dormer bungalow and in close proximity to the rural lane of Twynygarreg. The existing dwelling is elevated above the lane and features a broad front elevation which has been extended at its eastern flank. At its front elevation, the first-floor accommodation is served by a modest gabled dormer within a broad pitched roof, the low eaves of which afford the bungalow an appearance which befits the rural setting. Such factors considerably moderate the dwelling's apparent bulk and prominence from public viewpoints.
6. In contrast, the first-floor gymnasium in the extended garage would be served by windows flush with the southeast and southwest elevations, and the structure's roof would have a relatively shallow pitch, with eaves set above those of the dwelling. In addition to the irregular fenestration, these characteristics would afford the structure a bulky and overtly domestic appearance, which would draw the eye and conflict with the modest, rural appearance of the dwelling. Whilst the structure's roof ridge would technically sit below that of the bungalow, due to the garage's siting forward of the dwelling, and its somewhat ungainly design, it would not be perceived as a subsidiary ancillary building but as a prominent and urbanising structure which would harm the character and appearance of the immediate area and the SLA. The use of external materials to match those of the bungalow would not mitigate this harmful visual effect.
7. The footprint of the garage which previously existed on the site was only moderately smaller than that of the extended garage. Nonetheless, the submitted plans and elevations show that the roof of the original garage had a pitch similar to that of the dwelling, with lower eaves and a ridge set well below that of the bungalow. Consequently, it would have had a materially different visual effect on the site and surrounding area, appearing as a considerably less prominent and bulky structure. I therefore conclude that the development does not accord with LDP policies SW11 and EnW5, which amongst other things seek to ensure that development is appropriate to its local context in terms of scale, height, massing, elevational treatment, and detailing, and is sensitive to the special characteristics of SLAs. The development also conflicts with section 3.9 of the Council's Supplementary Planning Guidance Note No. 6 'A Design Guide for Householder Development', which amongst other things advises that garages' design should have regard to the character, appearance and proportions of the dwelling, and in general, should be subservient to the dwelling and utilise the same roof style.

Conclusion

8. I have considered the other matters raised but none alter my decision. For the stated reasons I conclude that the appeal should be 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. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

Paul Selby

INSPECTOR