

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 Surjeet Singh c/o Mr Ananthapadmanabhan Ananthapadmanabhan ADAPT Consultants 53
Springfield Road Eastham E5 2AH

WHEREAS you submitted an application on the 22nd day of May 2023 to develop: Land To The Rear Of Beech Grove Gurnos Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

Mr Surjeet Singh
Momi Investment Ltd
18 Chestnut Court
Chestnut Avenue
Wembley

Demolish 18 garages and construct 2 dwellings (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 dwellings due to their siting and design would have a harmful impact on the character and appearance of the area and would fail to enhance the general street scene. As such, the proposed dwellings are contrary to Policy SW11 (criteria 1 and 2) of the adopted Merthyr Tydfil Replacement Local Development Plan 2016 - 2031.
- 2 The proposed dwellings due to their siting and design would result in an unacceptable impact on the amenity of the existing occupiers of adjoining properties, in particular on 2, 4, 6 and 8 Beech Grove, 52, 54, 56 and 58 Sycamore Road and 3, 5 and 11 Goitre Lane. The proximity of the proposed dwellings to the shared boundaries and distance from the existing dwellings will result in overlooking, a loss of privacy and an overbearing development. As such the proposed dwellings are contrary to Policy SW11 (criterion 3) of the adopted Merthyr Tydfil Replacement Local Development Plan 2016 - 2031.
- 3 The proposed means of access to the dwellings is substandard and the layout of the proposed front forecourt parking area is insufficient. By design this would result in traffic manoeuvres that are detrimental to highway safety and the free flow of traffic on the public highway. Furthermore, the development's lack of adequate off-street parking provision would result in additional pressure for on-street parking demand to the detriment of highway safety and the free flow of traffic. As such, the proposed development is contrary to Policy SW11 (criteria 5) of the adopted Merthyr Tydfil Replacement Local Development Plan 2016 - 2031.

- 4 Insufficient information has been submitted to enable the local planning authority to fully assess the ecological impact of the proposed development. As such, the proposed development is contrary to Policy EnW1 of the adopted Merthyr Tydfil Replacement Local Development Plan 2016 - 2031.

Date: 24th August 2023

Signed:



(Director of Neighbourhood Services)

**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 SIX MONTHS 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 & Environment Decisions 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.