



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 20/06/22

gan **J P Tudor BA (Hons), Cyfreithiwr**
(ddim yn ymarfer)

Arolygydd a benodir gan Weinidogion
Cymru

Dyddiad: 04.08.2022

Appeal Decision

Site visit made on 20/06/22

by **J P Tudor BA (Hons), Solicitor (non-**
practising)

an Inspector appointed by the Welsh
Ministers

Date: 04.08.2022

Appeal Ref: CAS-01844-X3R6Q8

Site address: Pen Y Graig Uchaf, 93 Mountain Road, Upper Brynamman,
Ammanford, Carmarthenshire SA18 1AN

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 Mr Neil Prescott against the decision of Carmarthenshire County Council.
- The development proposed is garage and workshop extension.

Decision

1. The appeal is allowed, and planning permission is granted for garage and workshop extension at Pen Y Graig Uchaf, 93 Mountain Road, Upper Brynamman, Ammanford, Carmarthenshire SA18 1AN, in accordance with the terms of the application, Ref: PL/02640, dated 6 September 2021, subject to the following conditions:
 - 1) The development shall begin not later than five years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
 - 2) The development shall be carried out in accordance with the following approved plans: PL001 REV B; PL002; and PL003 REV B.
Reason: To ensure that the development is carried out in accordance with the approved plans and drawings submitted with the application.
 - 3) Prior to the construction of the development hereby approved, details of the materials to be used in the construction of the external surfaces shall be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that the development hereby permitted does not have a detrimental impact on the character and appearance of the area and to accord with Policy GP1 of the Carmarthenshire Local Development Plan, Adopted December 2014.

Procedural Matter

2. The Council has not provided an Officer's Report and relies solely on the reason for refusal given in its decision notice in this appeal.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the site and the area.

Reasons

4. The appeal site, which is situated away from the main road on sloping land, comprises a two-storey dwelling with an adjacent garage and outbuilding, within a small holding. It is located on the outskirts of Upper Brynamman in a rural area on the south side of the Black Mountain. Agricultural fields and wooded areas lie to the rear of the property but there are also scattered dwellings nearby and ribbon residential development along Mountain Road to the west.
5. The existing garage and outbuilding, with its timbered paddock area, have block walls and corrugated sheet metal roofs. It is proposed to extend the existing single storey garage to the side and change its shallow-sloped corrugated sheet metal roof to a pitched slate roof. A workshop extension would be added to the side of the outbuilding, with a new pitched slate roof covering the existing building and addition, while a decking area would be added to the side.
6. Policy GP1 of the Carmarthenshire Local Development Plan, Adopted December 2014 (LDP) indicates that development proposals will be permitted where they accord with various criteria, which include: '*a) It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;....c) Utilises materials appropriate to the area within which it is located.*'
7. The Council considers that the proposed development does not conform with or enhance the character and appearance of the site in terms of appearance, elevation treatment and detailing and would be seen as an incursion into the surrounding open countryside to the detriment of the rural character of the area. Specifically, it suggests that the proposed building structure, with damp proofed floors and aluminium bifold doors leading onto a decking area would be clearly over-engineered for the basic agricultural use requested to serve the smallholding.
8. As I observed during my site visit, the existing garage and outbuilding, close to the dwelling, are unprepossessing in their appearance with a mix of bare and painted block walls, and mono-pitch corrugated roofs. Although the proposed development would extend the buildings, I do not consider that the scale of the enlargement would represent a significant incursion into the countryside, especially given the host structures already exist and their proximity to the on-site dwellinghouse. Moreover, the proposed rendering and pitched roofs, in keeping with many other buildings in the area, would improve the overall appearance of the site and its immediate rural surroundings.
9. The Council suggests that, for an agricultural outbuilding, the proposed design is over-engineered. However, while brown aluminium bifold doors onto a small decking area may not be typical features of such buildings, the glazed doors would provide natural light and ventilation for the workshop and, given the proximity of nearby residential buildings including the on-site dwelling, would not appear incongruous or particularly draw the eye. In terms of damp-proofed floors, assuming that they form part of the proposal, I see no objection to the appellant's desire to create an environment where tools and equipment

that may be stored in the building are less likely to rust. Moreover, that aspect is not likely to have an adverse effect on the character and appearance of the site or the area.

Therefore, I do not consider that those or other design elements of the proposal would either individually or in combination have a harmful effect. I note that the appellant has made similar points in his statement of case.

10. I conclude, therefore, that the proposed development would not have a detrimental effect on the character and appearance of the site or the area. It follows that it would comply with the LDP, including Policy GP1, the most relevant parts of which are set out above.

Conditions

11. With regard to condition 3 above, the Council endorsed a standard condition in the appeal questionnaire requiring the use of materials to match those used in the existing building. However, as the proposal involves changes in external facing materials with, for example, remodelled pitched slate roofs and new render across both the existing and extended elements, such a condition would be inappropriate. Instead, therefore, I have imposed a condition requiring details of the proposed materials to be submitted to the local planning authority for approval, to ensure that they are appropriate and in keeping with the general character and appearance of the area.

Conclusion

12. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.
13. 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 ('the Act'). I consider that this decision is in accord with the Act's sustainable development principle through its contribution towards one or more of the Welsh Minister's well-being objectives as required by section 8 of the Act.

JP Tudor

INSPECTOR