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## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 12/7/22

gan **P J Davies BSc (Hons) MA MRTPI**

**Arolygydd a benodir gan Weinidogion  
Cymru**

**Dyddiad: 25.08.2022**

## Appeal Decision

Site visit made on 12/7/22

by **P J Davies BSc (Hons) MA MRTPI**

**an Inspector appointed by the Welsh  
Ministers**

**Date: 25.08.2022**

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**Appeal Ref: CAS-01894-M5Z0Y5**

**Site address: 152 Overland Road, Swansea SA3 4EU**

**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 Mark & Juliet Grotzke against the decision of the City and County of Swansea Council.
- The development proposed is single storey rear extension with first floor balcony, single storey front extension and fenestration alterations to include rear first floor doors and new side door with canopy above.

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### Decision

1. The appeal is dismissed insofar as it relates to the single storey front extension. The appeal is allowed insofar as it relates to the single storey rear extension with first floor balcony, and fenestration alterations to include rear first floor doors and new side door with canopy above, and planning permission is granted for a single storey rear extension with first floor balcony, and fenestration alterations to include rear first floor doors and new side door with canopy above at 152 Overland Road, Swansea SA3 4EU in accordance with the terms of the application Ref 2021/2430/FUL dated 24 August 2021, and 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 hereby approved shall be carried out in accordance with the following plans insofar as they are relevant to the development permitted: 001 Rev A; 002 Rev A; 003; 102 Rev B; 303 Rev A.  
*Reason: To ensure compliance with the approved plans.*
  3. Prior to the commencement of the development, details of the external materials and finishes to be used in the development 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 safeguard the character and appearance of the area (LDP Policy PS 2).*

4. No development shall take place until a scheme for biodiversity enhancement has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

*Reason: Future Wales, Planning Policy Wales and LDP Policy ER 9 require all development to maintain and enhance biodiversity.*

### **Procedural Matter**

2. The appellants say that the appeal property is not within the Mumbles Conservation Area. However, the boundaries were reviewed, and an enlarged area was adopted by the Council in 2021. The appeal property now lies within this expanded Conservation Area.

### **Main Issue**

3. The Council does not object to the rear extension, balcony or fenestration alterations and I do not disagree. The main issue is the effect of the proposed single storey front extension on the character and appearance of the area, having regard to the Mumbles Conservation Area.

### **Reasons**

4. The appeal property is one half of a pair of semi-detached properties set back from the road in a prominent elevated position. Although some alterations have taken place, they have a distinctive symmetry derived from the mirroring of the front porches, roof gables and window and door openings. The bay windows on each are a different shape but this has not fundamentally altered the visual balance of the pair.
5. This part of the street has a mixed appearance, with modern red brick dwellings opposite. As pointed out by the appellant, there are also other buildings that have been modified or have an individual design, but these largely retain the prevalent uniformity of style and appearance and continue to make a positive contribution to the area's character. In any event, the appeal property is seen predominantly in the context of the elevated and imposing detached and semi-detached villas on the north side of the road. These form an attractive mix of buildings with features of Victorian and Edwardian architecture that despite the alterations and developments that have taken place, are still clearly read as distinctive buildings of their period and create visual interest. This is reflected in their identification as 'positive' buildings within the Overland Road Character Area of the Mumbles Conservation Area Appraisal and Management Plan adopted in 2021 (SPG).
6. The proposal would replace the individual front porch and bay window features with a single continuous extension along most of the width of the front elevation. It would have a small gabled canopy at one end and a mono-pitch roof that would respond to some aspects of the dwelling's form. However, it would blend two of the building's distinctive features into an unremarkable and contemporary addition that would noticeably detract from the property's historic architectural quality. In addition, the existing mirroring of the two properties would be fundamentally eroded and the visual symmetry significantly diminished. This would undermine the positive contribution that the appeal property and the semi-detached pair currently make to the qualities of the Conservation Area.
7. This proposal would therefore be harmful to the character and appearance of the area, and it would fail to preserve the character or appearance of the Conservation Area. This would be contrary to LDP Policies PS 2, HC 1 and HC 2, and the SPG which identifies one of the threats to the Conservation Area as inappropriate designs of extensions.

8. As the front extension is clearly severable from the remainder of the proposal, I have issued a split decision. The external materials are not specified on the plans and therefore I have imposed a condition requiring these to be agreed with the Local Planning Authority in the interests of visual amenity. A condition relating to the provision of biodiversity enhancement is also a requirement of national planning policy.

### **Conclusion**

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.
10. For the above reasons and having regard to all matters raised, the appeal is dismissed in part and allowed in part, as set out in the formal decision.

*P J Davies*

Inspector