



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 14 Tachwedd 2022

gan Nia Jones, BA (Hons) MSc MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 29.11.2022

Appeal Decision

Site visit made on 14 November 2022

by Nia Jones, BA (Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Date: 29.11.2022

Appeal Ref: CAS-02206-V0H7M1

Site address: 60 Beech Road, Pentrebane, Cardiff, CF5 3TX

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 Daniel O'Driscoll against the decision of Cardiff County Council.
 - The development proposed is a 2 storey extension to existing property.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site is an end of terrace property on the junction between Beech Road and Firs Avenue. Dwellings on Firs Avenue, many of which have expansive open lawns to their frontage, form a regular pattern, set back from the road. The appeal property's gable end shares a similar alignment, separated from the road at Firs Avenue by its large side garden. Despite the presence of some boundary features locally, including the existing fencing around the appeal site, these do not diminish the pleasant openness of the undeveloped garden areas which contribute positively to the character and appearance of an otherwise dense housing estate.
4. The Council's Supplementary Planning Guidance 'Residential Extensions and Alterations' (SPG) states that annexes will only be acceptable where the scale and appearance of the building is modest in proportion to the site, the plot is of sufficient size to comfortably accommodate the building and clear dependency is retained at all times with the main property. The annexe would be used by a family member and although separate kitchen and bathroom facilities would be provided, it would be physically linked to the main

dwelling and would share other facilities including a store and garden area. The proposal would be set back to respect the building line on Beech Road and matching materials would be used. However, it would double the length of the existing dwelling towards Firs Avenue, almost filling the side garden area. Accordingly, it would not be a modest addition in proportion to its site. Due to its large scale and its position very close to the road, it would not be comfortably accommodated within the plot. Seen from the south, it would be a substantial and incongruous protrusion located forward of dwellings fronting Firs Avenue, breaching established building lines along this part of the estate and diminishing its sense of space. Whilst it would have a lower ridge closest to Firs Avenue, this would not sufficiently mitigate the harm arising from its siting and scale.

5. Although the property's frontage onto Beech Road would remain open, the side garden would be enclosed by high solid timber fencing. Whilst the SPG's advice refers specifically to front garden enclosures, I consider its principles can be applied to similar development, such as the side garden of the appeal property. Due to its increased height over and above the existing fence, coupled with its location close to the road, the proposed fence would disrupt the open character of the street. Whilst I acknowledge that the appellant is willing to reduce its height, no details have been provided. Nevertheless, such a reduction in height would not overcome the loss of the visual break in built form which would be caused by the proposed annex.
6. I conclude that the proposal would harm the character and appearance of the area. It would therefore be contrary to Cardiff Local Development Plan (LDP) Policy KP5 which states that all new development will be required to be of a high quality, sustainable design and respond to the local character and context of the built and landscape setting. It would also conflict with the advice in the SPG.

Conclusion

7. For the above reasons, and having regard to all other matters raised, the appeal is dismissed.
8. 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 this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Minister's wellbeing objectives as required by section 8 of the Act.

Nia Jones

Inspector