



Appeal Decision

by Victoria Robinson BSc (Hons) DipTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 17/07/2023

Appeal reference: CAS-02720-X7H9H0

Site address: 60 High Street, Bedlinog, Treharris, CF46 6TR

- 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 Geoff Thomas against the decision of Merthyr Tydfil County Borough Council.
 - The application Ref P/23/0040, dated 13 February 2023, was refused by notice dated 11 April 2023.
 - The development proposed is a new front bay window.
 - A site visit was made on 13 July 2023.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal relates to a traditional two-storey house at the end of a row of terrace dwellings. It sits in a prominent position at the corner of High Street and Muriel Terrace. The front gardens in the row generally have low-level boundary walls, most with railings that create transparent frontages. The front elevation of the appeal property, and its continuity with the rest of the terrace, is therefore clearly visible in the street scene.
4. The houses in the terrace are stepped in height in response to the topography of the street, nevertheless there is a general consistency to them in terms of fenestration, materials, roof form and building line. There are some minor differences between the appeal property and others in the row, such as the width of the ground floor window and the recess to the front door. One of the houses also has a stone frontage, whereas others are mostly pebble dash render. Nonetheless, these do not detract significantly from the overall uniformity of the row. Similarly, although the appeal property is on the end of the terrace, this does not diminish its contribution to the visual rhythm of the terrace as a whole. Notably, none of the front elevations along the row have any porches, canopies, or bay windows.

5. The proposed development would introduce a rectangular-shaped bay window projecting from the front elevation at ground floor with a mono-pitched roof canopy above extending for most of the full width of the house up to the existing downpipe. Relative to the simple and regular façade of the terrace, it would introduce a prominent feature protruding beyond the established building line of the house and the rest of the terrace row of which it forms part. As a consequence, the proposal would result in a significant disruption to the visual rhythm and uniformity of the terrace. It would therefore be harmful to the character and appearance of the appeal property and the wider street scene contrary to the design and placemaking principles enshrined in Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan and the Council's Supplementary Planning Guidance 'A Design Guide for Householder Development'.

Conclusion

6. For the reasons given above, and having regard to all matters raised, I conclude that the appeal should be dismissed.
7. 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 the Welsh Ministers' well-being objective to make our cities, towns and villages even better places in which to live and work.

V. Robinson

INSPECTOR
