



## Appeal Decision

---

by Zoe Baxter BSc, MSc, MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 04.03.2024

Appeal reference: CAS-03155-H7H8S5

Site address: 38 Pontrhydyrun Road, Pontnewydd, Cwmbran, NP44 1SB

---

- 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 D Randall against the decision of Torfaen County Borough Council.
  - The application Ref 23/P/0582/HH, dated 28 August 2023, was refused by notice dated 29 September 2023.
  - The development proposed is a detached garage to the front of the existing dwelling.
  - A site visit was made on 22 February 2024.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matter

2. Since the submission of the appeal, Planning Policy Wales Edition 12 (PPW) has been published. I have taken this into account, but it does not raise any new matters that have any significant bearing on my decision.

### Main Issue

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

### Reasons

4. The appeal site comprises a detached property that fronts Pontrhydyrun Road, close to its junction with Avondale Road. Owing to its corner position, it has a larger and abnormal shaped plot compared to neighbouring properties which have standard rectangular plots. The proposed garage would be situated in the triangular area to the side of the front driveway. It would be single storey, of modest proportions with a shallow pitched roof and materials to match the host dwelling.
5. The Council's House Extensions and Alterations Supplementary Planning Guidance (SPG) advises against garages being sited forward of an established building line and at right angles to the existing house. It supports Policy BW1 of the Torfaen Local Development Plan (LDP) which says development proposals should take account of the local context in terms of a number of matters including siting and respect the urban fabric in terms of the pattern of development and the setting of the site.
6. Given the distances and subordinate scale of the garage to the host dwelling, it would not have any significant adverse impacts on the appearance or character of the dwelling

itself. However, I observed on my site visit that, despite the presence of some modest porches and front extensions, including an attached front garage at No 34, the appeal site forms part of a linear row of houses that have a visually distinct and consistent building line. Similarly, Nos 2 and 4 Avondale Road to the east have a strong building line. The siting of the proposal would be well forward of the existing building lines and would therefore introduce an isolated feature that fails to respect the housing pattern.

7. There are a mix of boundary treatments on Pontrhydyrun Road providing variety within the streetscene. However, these are mostly low height and soft features that do not detract from the largely open frontages and orderly development pattern. Views are still evident of the established building line.
8. The site's location at the end of the road and atypical shaped plot results in an additional area of land within the front curtilage of the property which is offset to the host dwelling. Even so, and whilst I accept that the SPG provides guidance only, the site's unique shape would not mitigate the impact that the proposed garage would have on the appearance of the area by introducing built form beyond the building line.
9. Furthermore, the proximity to the junction results in increased visibility from Pontrhydyrun Road and the busier Avondale Road. I observed the existing boundary fence and hedgerow which would provide an element of screening. Nonetheless, the garage would be visible above this and there are intermittent views through the front driveway of the site. As such, the disruption to the strong building line would be readily perceptible. Whilst the conifer hedgerow might grow in time, there is no certainty that it would be retained in perpetuity.
10. As the appellant refers, PPW 12 states that the special characteristics of an area should be central to its design. In this case I find that the established building line of the site and neighbouring properties define the character of the area and appearance of the street scene. The proposed garage would intrude into and create built form beyond this, resulting in harm to the character and appearance of the area.
11. I accept that the wider area contains other uses as well as a mix of property types and positioning, some without any open space to the front. However, the proposed garage would not be viewed in the same context and instead would be viewed alongside the consistent building line and open frontages of adjacent neighbouring properties.
12. The appellant states that the shape of the plot prevents vehicular access to the rear and that the front of the dwelling is the only possible location to provide an outbuilding. I acknowledge this but do not consider this sufficient justification to outweigh the harm identified above.
13. I conclude that the proposed development would be harmful to the character and appearance of the area, contrary to LDP Policy BW1 of the Torfaen Local Development Plan (LDP), and the SPG.

## **Conclusion**

14. For the reasons set out above, and having regard to all matters raised, the appeal is dismissed.
15. 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.

Ref: CAS-03155-H7H8S5

*Z Baxter*

INSPECTOR

---