

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: 3 JULY 2008

REPORT OF THE DIRECTOR OF ENVIRONMENTAL  
AND ECONOMIC REGENERATION

4. APPEALS

(a) Planning Appeals Received

L.P.A. Reference No: 2007/01051/FUL  
Appeal Method: Hearing  
Appeal Reference No: 08/2074073  
Appellant: Mr. J. Reid & Miss. T. Vaughan Taylor,  
**Location:** 17, Newbarn, Flemingston, Nr. St Athan  
Proposal: Two storey extension to side & rear and single  
storey extension to rear  
Start Date: 9 May 2008

L.P.A. Reference No: 2007/01367/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 08/2075137  
Appellant: Springfield Spray (Llandow) Ltd  
**Location:** Springfield Spray, Sutton Road, Llandow  
Proposal: Retention of essential workers caravan  
Start Date: 20 May 2008

L.P.A. Reference No: 2007/01511/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 08/2074722  
Appellant: Mr. V. Halbert,  
**Location:** 3, John Batchelor Way, Penarth Marina  
Proposal: Installation of rear balcony structure  
Start Date: 23 May 2008

L.P.A. Reference No: 2007/01516/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 08/2074703  
Appellant: Mr. C. F. Wollacott,  
**Location:** 2, John Batchelor Way, Penarth Marina  
Proposal: Installation of rear balcony structure  
Start Date: 23 May 2008

L.P.A. Reference No: 2007/01697/FUL  
Appeal Method: Hearing  
Appeal Reference No: 08/2076037  
Appellant: Mr. Peter Large,  
**Location:** **New plot between 21, Main Avenue & 1, Cory Crescent, Wyndham Park Estate, Peterston-Super-Ely**  
Proposal: New dwelling on new plot previously within curtilage of 21 Main Avenue  
Start Date: 2 June 2008

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(b) Enforcement Appeals Received

L.P.A. Reference No: ENF/2006/0510/INT  
Appeal Method: Written Representations  
Appeal Reference No: F/08/2075373  
Appellant: Molden Morgan Property Ltd  
**Location:** **71, High Street, Barry**  
Proposal: Without Listed Building Consent, the removal of timber sash windows and the installation of white UPVC windows in the front elevation of the first and second floors of a Grade II listed building.  
Start Date: 21 May 2008

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(c) Planning Appeal Decisions

L.P.A. Reference No: 2007/00273/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 08/2065080  
Appellant: Mr. M. J. P. Board,  
**Location:** **Rear garden of Moorlands House, Penllyn**  
Proposal: Construction of a two storey outbuilding to provide a workshop, garden store, gymnasium and office as ancillary accommodation to the main dwelling  
Decision: Appeal Allowed  
Date: 20 May 2008  
Inspector: Mr. Gareth Rennie  
Council Determination: Committee

### Summary

The Inspector dismissed the Council's concerns that the development would be tantamount to a new dwelling in the countryside and he stated that was not the proposal before him and any subsequent change of use would require planning permission, as would the provision of a separate access to it.

The Inspector considered that the proposed building would be seen as an addition to the existing outbuildings, would be subservient to the existing house and would be sufficiently associated with it not to appear as a separate dwelling. He also considered that it would be well screened from the surrounding countryside.

For these reasons he conclude that the proposal would not harm the character or appearance of the surrounding area and SLA in particular and does not therefore conflict with the Council's Polices

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L.P.A. Reference No: 2007/01078/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 08/2068480  
Appellant: Chris and Mary Roach,  
**Location: The Barn adjacent to Glan Y Mor House, Off Heol Las, Wick**  
Proposal: Conversion and extension of redundant agricultural barn to a dwelling including associated amenity area  
Decision: Appeal Dismissed  
Date: 11 June 2008  
Inspector: Mr. P. G. Horridge  
Council Determination: Committee

### Summary

In dismissing the appeal, the Inspector found the development contrary to the Council's sustainability policies in that the barn is in an isolated location and requires extension in order to provide residential accommodation. The Inspector also considered the harm of the development to be compounded by the location of the building within the Heritage Coast. He felt that the development would result of an encroachment of urban (residential) use and paraphernalia into the agricultural landscape which would be visible from surrounding footpaths and would, to a certain extent, curtail and urbanise views.

The Inspector recognised that the conversion will help to meet the Council's housing targets and that it offers the opportunity to reduce rural crime and encourage social and economic development in rural areas. He also congratulated the appellant on an ingenious design, which attempts to be carbon-neutral and does much to minimise the impact on the landscape. However, he concluded that these factors did not overcome the fundamental objections, that the proposal is in a remote and unsustainable location. He did not, therefore, consider that there are material considerations sufficient to make an exception to the development plan policies.

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L.P.A. Reference No: 2007/01402/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 08/2069795  
Appellant: Mr. Darren Knight,  
**Location: 26, Cog Road, Sully**  
Proposal: First floor extension to provide a bedroom and en-suite  
Decision: Appeal Allowed  
Date: 12 June 2008  
Inspector: Mr. P. G. Horridge  
Council Determination: Delegated

## Summary

The Inspector felt that there was a wide variety in the appearance of properties in the road and the adjoining bungalow already has a large gable extension at the front. Bearing these points in mind, he did not consider that the full-width extension proposed would be of such a scale to harm the appearance of the streetscene. Overall, the Inspector was satisfied that the proposal would not conflict with Council Policy.

### (d) April 2008 – March 2009 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
Planning Appeals (incl. tree appeals)	WR	4	5	9	1
	H	-	-	-	-
	PI	-	-	-	-
<b>Planning Total</b>		4 (44%)	5 (56%)	9	1
Enforcement Appeals	WR	-	-	-	1
	H	-	-	-	-
	PI	-	-	-	-
<b>Enforcement Total</b>		-	-	-	1
All Appeals	WR	3	3	6	2
	H	-	-	-	-
	PI	-	-	-	-
<b>Combined Total</b>		3	3	6	2

### Background Papers

Relevant appeal decision notices and application files (as detailed above).

### Contact Officer:

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### Officers Consulted:

Head of Planning and Transportation

**ROB QUICK**  
**DIRECTOR OF ENVIRONMENTAL**  
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