

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: 15 NOVEMBER 2007

REPORT OF THE DIRECTOR OF ENVIRONMENTAL  
AND ECONOMIC REGENERATION

4. APPEALS

(a) Planning Appeals Received

L.P.A. Reference No: 2007/00626/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 07/2051908  
Appellant: Mark Harvey,  
**Location:** **24, Beryl Road, Barry**  
Proposal: Dormer on attic conversion  
Start Date: 12 October 2007

L.P.A. Reference No: 2007/00483/OUT  
Appeal Method: Written Representations  
Appeal Reference No: 07/2053453  
Appellant: Barratt South Wales,  
**Location:** **Land adjacent to 71 & 73, Brookfield Avenue, Barry**  
Proposal: Outline application for 4 bungalows  
Start Date: 24 September 2007

L.P.A. Reference No: 2006/01491/FUL  
Appeal Method: Hearing  
Appeal Reference No: 07/2054837  
Appellant: Mr. Paul Llewellyn,  
**Location:** **Land formerly part of Rectory Farm, Llandough**  
Proposal: Agricultural dwelling - resubmission of application  
05/01712/FUL  
Start Date: 1 October 2007

L.P.A. Reference No: 2006/01731/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 07/2055228  
Appellant: Mr. C. O'Shea,  
**Location:** **15, Heol Eryr Mor, Barry Island**  
Proposal: Two storey rear extension with attic conversion and  
extra parking spaces on land opposite (Appeal against  
condition 4 relating to obscure glazing in windows)  
Start Date: 2 October 2007

L.P.A. Reference No: 2007/01032/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 07/2055895  
Appellant: Mr. Roger Kingdom,  
**Location:** **42, Coleridge Avenue, Penarth**  
Proposal: Extension to porch to provide downstairs toilet facilities  
Start Date: 8 October 2007

L.P.A. Reference No: 2007/00437/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 07/2055771  
Appellant: Mr. David Edwards,  
**Location:** **Hafod Lodge, Hensol**  
Proposal: Conversion of existing garage into holiday accommodation for the disabled  
Start Date: 11 October 2007

L.P.A. Reference No: 2007/00840/FUL  
Appeal Method: Hearing  
Appeal Reference No: 07/2058083  
Appellant: Ms. Whithouse  
**Location:** **17, Tyle House Close, Llanmaes**  
Proposal: Two storey side extension  
Start Date: 25 October 2007

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#### Enforcement Appeals Received

L.P.A. Reference No: ENF/2004/0512/M  
Appeal Method: Written Representations  
Appeal Reference No: C/07/1202064  
Appellant: Maureen Jones & James Davies  
**Location:** **Land at and adjacent Pengelli Farm, Prisk**  
Proposal: Without the benefit of planning permission making a material change the use of the land from agriculture to use as a residential garden extension to the accepted and historic residential curtilage of Pengelli Farm  
Start Date: 5 October 2007

L.P.A. Reference No: ENF/2004/0583/E  
Appeal Method: Written Representations  
Appeal Reference No: C/07/1202065  
Appellant: James George Davies  
**Location:** **O.S. Field Parcel 5349, Prisk Farm, Prisk**  
Proposal: Without the benefit of planning permission making a material change the use of the land from agriculture to use as a residential garden extension to the accepted and historic residential curtilage of Prisk Farm  
Start Date: 5 October 2007

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(b) Planning Appeal Decisions

L.P.A. Reference No: 2007/00006/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 07/2048620  
Appellant: Mr. S. J. Richardson  
**Location:** **Land adjacent to Lyndhurst and Amberley Houses, Llantwit Road, Wick**  
Proposal: New house within the residential curtilage in accordance with the permission for development dated November 1985 ref 85/0975(OGWR)  
Decision: Appeal Dismissed  
Date: 15 October 2007  
Inspector: Mr. P. G. Horridge  
Council Determination: Committee

**Summary**

The Inspector considered the main issues in this appeal are whether the proposal complies with local policies governing the location of new residential development and the effects on the character and appearance of the area. The Inspector felt that the appeal site had a particularly rural appearance, and felt that the erection of a two-storey dwelling would noticeably extend the built-up limits of Wick into the countryside setting. He also commented that the removal of part of the roadside hedge to form a vehicular access would further harm the rural appearance of the area. In dismissing the appeal, the Inspector concluded that, overall, the proposal would not accord with local policies governing the location of new residential development, and would harm the rural character and appearance of the area.

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L.P.A. Reference No: 2006/01347/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 07/2047366  
Appellant: Mr. Mark Aston,  
**Location:** **Pencyrn Barns, Ystradowen**  
Proposal: Conversion of two barns into dwelling and alteration of access to highway  
Decision: Appeal Dismissed  
Date: 3 October 2007  
Inspector: Mr. Hywel Jones  
Council Determination: Committee

**Summary**

The Inspector considered the main issue in this case to be whether the buildings are suitable for the proposed residential use, particularly in terms of any effect on the character and appearance of the area and the generation of car-borne journeys, having regard to local and national planning policy.

The Inspector made the following comments:

- The proposed works would result in a building that would appear materially different to the present structure.
- The proposed removal of a significant section of the indigenous roadside hedge and repositioning of the access would open up views of the site to the detriment of the intimate, pleasant character of this country lane.

- The scheme would create a large area of residential curtilage around the two buildings; both national and local planning policies recognise the harmful impact that such domestication can have on rural areas.
- The manifestations of residential use of the site, such as external lighting, parked vehicles, garden furniture and play equipment, would erode the landscape quality of the area contrary to the aim of Policies ENV4 and ENV8(v).

The Inspector considered the harm to the area's character and appearance outweighs any potential benefits that would arise from the scheme, including the removal of the dilapidated structures, the refurbishment of the buildings and the scope for landscape planting.

In dismissing the appeal, the inspector concluded that the proposed development would harm the character and appearance of the area and would lead to future occupiers being dependent on a private car to access most day-to-day services.

(c) April 2007 – March 2008 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed *	Allowed	Total	
Planning Appeals (incl. tree appeals)	WR	19.5	10.5	30	4
	H	2	1	3	1
	PI	-	-	-	-
<b>Planning Total</b>		21.5 (65%)	11.5 (35%)	<b>33</b>	5
Enforcement Appeals	WR	1	2	3	-
	H	-	-	-	-
	PI	-	-	-	-
<b>Enforcement Total</b>		1 (33.33%)	2 (66.67%)	<b>3</b>	-
All Appeals	WR	20.5	12.5	33	4
	H	2	1	3	1
	PI	-	-	-	-
<b>Combined Total</b>		22.5	13.5	<b>36</b>	5

(d) Other Matters

None.

Background Papers

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

Contact Officer - Justina M Walsh, Tel: 01446 704690

Officers Consulted:

Not applicable.

ROB QUICK  
DIRECTOR OF ENVIRONMENTAL  
AND ECONOMIC REGENERATION