



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 07/07/20

gan H C Davies BA (Hons) Dip UP
MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 26.08.2020

Appeal Decision

Site visit made on 07/07/20

by H C Davies BA (Hons) Dip UP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 26.08.2020

Appeal Ref: APP/Z6950/A/20/3252488

Site address: 1 Dyffryn Place, Barry CF62 8UN

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 approval to details required by condition 3 of planning permission 2020/00002/FUL.
- The appeal is made by Mr Huw Davies against the decision of The Vale of Glamorgan Council.
- The application Ref 2020/00002/1/CD, dated 12 March 2020, sought approval of details pursuant to condition No 3 of planning permission Ref 2020/00002/FUL, granted on 19 February 2020.
- The application was refused by notice dated 9 April 2020.
- The development proposed is demolition of existing single garage and construction of a 3 bay garage building in rear garden.
- The details for which approval is sought are external materials to be used in the construction of the garage.

Decision

1. The appeal is allowed and the details submitted pursuant of condition 3 of planning permission Ref 2020/00002/FUL, granted on 19 February 2020 for the demolition of existing single garage and construction of a 3 bay garage building in rear garden at 1 Dyffryn Place, Barry CF62 8UN, in accordance with application, Ref 2020/00002/1/CD, dated 12 March 2020 are hereby approved.

Main Issue

2. The main issue is whether the details submitted in respect of the wall, roof and door materials of the development would be acceptable, with regard to the effect on the character and appearance of the area.

Reasons

3. The appeal scheme relates to a large triple bay garage that would be situated at the end of the garden associated with 1 Dyffryn Place. The garage would measure approximately 9 m in width by 7.5 m in length and consist of a mono-pitch roof measuring around 3.3 m at its highest point. The garage would extend across almost the entire width of the garden and given its scale and height in relation to the boundary walls it would be visible from adjacent residential properties and from the Sports Centre car park to the rear.
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4. The Council acknowledges that the condition does not preclude metal in principle, and it is apparent from the approved plans that the garage is intended to be a primarily metal building. Details submitted pursuant to condition 3 comprise white powder coated galvanised steel double skinned maxi-rib Kingspan panels for the walls, juniper green powder coated galvanised steel double skinned maxi-rib Kingspan panels for the roof and black coloured sectional doors.
5. The Council's Supplementary Planning Guidance (SPG) 'Residential & Householder Development' clarifies that where alternative materials and finishes are proposed, they should complement the colours, tones and textures of the original property and buildings in the surrounding area. Whilst the galvanised steel panels would contrast with the external facing materials of the host property, the white powder coloured panels would reflect the white render finish of the dwelling and the black doors would be in keeping with the existing garage door at this property, and, to an extent, also reflect the fenestration nearby. In addition, the juniper green coloured panels for the roof would take into account the vegetation along the north-west boundary of the appeal site. The garage would be viewed partly in the semi-commercial context of the nearby leisure centre and car park and taking all of this into consideration, the proposed external materials would not appear unsympathetic or have an unacceptable visual impact.
6. I note the Council's suggested condition to erect a fence along the rear boundary, however this is outside the scope of the appeal which is to establish whether the materials are acceptable.
7. I conclude that the materials proposed would not cause harm to the character and appearance of the area. As such, there would be no conflict with the SPG and Policies SP1, M5 and MD2 of the Vale of Glamorgan local Development Plan which, amongst other things, seek to ensure that such development is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality.
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 that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives of building healthier communities and better environments.
9. For the reasons set out above and having regard to all matters raised, the appeal is allowed.

H C Davies

INSPECTOR