



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - SECTION 78 APPEAL

APPEAL STATEMENT OF CASE – FINAL COMMENTS

SITE: LAND AT ROMILLY PARK ROAD, BARRY

PROPOSAL: PROPOSED CONSTRUCTION OF 2 X 1 BED UNITS WITH ONSITE PARKING

APPEAL BY: MR J HAWKINS

LOCAL AUTHORITY REFERENCE NO: 2019/00656/FUL

APPEAL REF: 20/3246337



- 1.1 This statement provides the Appellant's final comments on the written statement provided by the Local Planning Authority in relation to the submitted appeal.

Character and Street Scene

- 1.2 Paragraph 6.5 -6.6 of the statement identifies that only part of the projecting wing would protrude the building line. The Appellant maintains that due to natural curvature in Romilly Park Road and the design of the adjacent dwellings, the proposed projecting annex would not be incongruous within the street scene or have such a detrimental impact on the visual amenity of the area as to warrant a refusal.

Impact on 81 Romilly Park Road

- 1.3 It is key to note that the Appellant is owner and occupant of No.81 Romilly Park Road.
- 1.4 To ensure natural light is maintained within the ground floor living room and first floor bedroom, and as illustrated within plan ref AL (00) 017 (Appendix No.1), the Appellant has the option to install additional windows with the rear elevation of the respective rooms.

- 1.5 The installation of the windows could be secured by an appropriate condition, for example:

Prior to the occupation of the proposed dwelling, the proposed additional ground floor and first floor rear windows to No.81 Romilly Park Road shall be implemented and retained in perpetuity. The development shall be carried out in accordance with plans reference; AL (00) 017.

Noise and vibrations

- 1.6 The Appellant maintains that an appropriately worded condition, in line with the findings of the Aulos Acoustics report (dated 15 January 2014), would ensure the amenity and living conditions of the future residents are not adversely affected.
- 1.7 This has not been disputed by the LPA within the written statement.

Amenity space for the proposed development

- 1.8 The Appellant maintains that given the provision of over 40sqm of shared amenity space and significant surrounding public open space, the proposal provides adequate amenity space provision for the future occupants.



- 1.9 is key to note that LPA have chosen not to recognise the significant surrounding public open space within their written statement, which would be readily and easily accessible to the future occupants.
- 1.10 In conclusion, for the reasons stated within the original grounds of appeal and this statement, the Appellant respectfully requests the Inspector allow the appeal.