



Appeal Ref: APP/6950/A/20/3252488

1 Dyffryn Place, Barry, Vale of Glamorgan

Response to Local Planning Authority's Statement

Further to the letter received from the Planning Inspectorate 22 June 2020, we supplement our previous submission with the following comments on the Local Planning Authority's Appeal Statement.

1	Appeal Site & Surrounds - Paragraph 6.4 Commentary regarding 'limited views'.	The comment " <i>More limited views above 1.4m...</i> " is made in the context of the preceding sentence, relating to direct views from first floor bedrooms. The statement simply makes the point that visibility from the car park and surrounding rear ground floor windows / gardens is more limited than the first-floor bedrooms.
2	Reason for Refusal – Paragraph 6.8 <i>"its impact would be far greater than that at 16 Heol Dewi Sant"</i>	Reference is made to the comparability of the Heol Dewi Sant garage at Paragraph 6.8. Although it is acknowledged the Heol Dewi Sant garage is physically smaller than the proposed Dyffryn Place garage, it is proportionately similar in the context of the associated dwelling house, curtilage and the wider residential setting. The proposals are therefore deemed to be comparable, and it is felt parallels can be drawn. Fundamentally, the appellant continues to dispute the perceived inability to draw comparisons with the materials / cladding proposed, given the similarities of the residential settings.
3	Reason for Refusal – Paragraph 6.10 <i>"These views are also shared by Barry Town Council which stated "the proposed development is of an unacceptable size and design" in their</i>	The reference to the Barry Town Council comment; " <i>the proposed development is of an unacceptable size and design</i> " related specifically to the original garage planning submission. The plans were subsequently amended to a reduced size, as requested by the VoG Council and planning permission ref: 2020/00002/FUL approved.



	<p><i>comments for planning application 2020/0002/FUL (q. 22k of the Appeal Questionnaire)".</i></p>	<p>No comments are understood to have been made by Barry Town Council specifically relating to the materials to be used at initial planning application nor the discharge of condition submission.</p>
<p>4</p>	<p>Reason for Refusal – Paragraph 6.11 & List of suggested conditions –</p> <p>Boundary treatment.</p> <p>Condition 1. Prior to the completion of the garage or its beneficial occupation, whichever is the sooner, a close boarded timber fence erected to a height of 2 metres shall be installed along the entire length of the rear (north-west) boundary and shall be retained thereafter in perpetuity.</p>	<p>The height to the eaves of the proposed garage height is 2.3 m and 3.3 m to ridge height. As such, the majority of the garage walls would be screened with a rear boundary fence of 2 m (as suggested by the condition) and garden fence / walls of 1.8 m.</p> <p>In respect of the suggested condition, in view of the presence of the existing c. 1.4 m block wall on the rear boundary, if the Inspector is minded to attach the condition, it is requested that the condition requires either an additional 0.6 m close boarded fence to be constructed on the existing 1.4m high block wall or a 2 m high close boarded timber fence.</p>