



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 22/11/17

gan Mr A Thickett BA(Hons) BTP
MRTPI Dip RSA

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 06.12.17

Appeal Decision

Site visit made on 22/11/17

by Mr A Thickett BA(Hons) BTP MRTPI
Dip RSA

an Inspector appointed by the Welsh Ministers

Date: 06.12.17

Appeal Ref: APP/E6840/D/17/3186011

**Site address: Sumach House, Newbridge Lane, Newbridge on Usk,
Monmouthshire, NP15 1LY**

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 planning permission.
- The appeal is made by Mr Paul Donnelly against the decision of Monmouthshire County Council.
- The application Ref DC/2017/00697, dated 25 September 2016, was refused by notice dated 17 July 2017.
- The development proposed is a timber frame single storey garage and summer room.

Decision

1. The appeal is allowed and planning permission is granted for a timber frame single storey garage and summer room at Sumach House, Newbridge Lane, Newbridge on Usk, Monmouthshire, NP15 1LY in accordance with the terms of the application, Ref DC/2017/00697, dated 25 September 2016 subject to the following conditions:
 - 1) The development shall begin no later than five years from the date of this decision.
 - 2) The development shall be carried out in accordance with the following approved plans and documents: Location Plan 1:2500, Site Plan 1:500, Plan Layout 1:50, North Elevation, South Elevation, West Elevation.
 - 3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority.
Development shall be carried out in accordance with the approved details.

Main Issue

2. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Tredunnoch Conservation Area.

Reasons

3. Sumach House adjoins the Newbridge Inn in the hamlet of Newbridge on Usk. Its drive runs from the house alongside the Inn and its car park before joining Newbridge Lane about 150m to the south of Sumach House. It is here, within a small area of land adjoining the lane that the appellant wishes to erect the garage and summer house. Newbridge on Usk lies at the eastern edge of the Tredunnoch Conservation
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Area which here is characterised by open countryside dotted with sporadic development.

4. I acknowledge that the location of the proposed building does not comply with the Council's 'Supplementary Planning Guidance (SPG) for Policy H5 & H6 of the Local Development Plan (LDP)'. However, the appellant contends (and the Council does not dispute) that the land adjoining his house (the SPG's preferred location) is subject to flooding. Given the distance there would be between them (around 140m) Sumach House and the proposed building would not be read together. Consequently, in my view, the issue of whether it can be deemed to be subordinate (and therefore SPG compliant) is of lesser importance than its overall impact.
5. The proposed building would be screened by a high mature hedge which even at the time of my visit when it had lost most of its leaves formed a good visual barrier. Although some way from the host dwelling it would adjoin the car park and bin storage area to the Newbridge Inn and, when it is seen, it would be seen in this context. It would not, therefore, appear isolated from the existing built form in the hamlet. Whilst timber is not a finish seen in the construction of buildings nearby it is commonly used in rural buildings and, as such, would not look out of place in this regard. Indeed the building would have an appearance akin to stables which are not an uncommon sight in rural areas. I do not consider that timber can be described as a temporary material and the appellant is happy to use a roof covering more in keeping with rooves on other timber buildings in the locality. I will impose a condition relating to materials to ensure this.
6. Given its design, location next to the Newbridge Inn car park and the existing screening, I conclude that the proposed development would preserve the character and appearance of the Tredunnock Conservation Area.

Conditions

7. I have considered the Council's suggested conditions in light of the advice in Welsh Government Circular 016/2014. The Council seek to prevent the structure from being used for 'living accommodation' but part is proposed to be used as a summer house and in that regard will be lived in. A condition that would prevent a use for which permission is sought should not be imposed. The use of the building as a separate dwelling would require planning permission (which is what I presume the Council meant to preclude) and enforcement action could be taken if that occurred. Consequently I do not consider a condition preventing occupation as a separate dwelling to be necessary.

Conclusion

8. For the reasons given above and having regard to all matters raised, I conclude that the proposed development complies with Policies S13, S17, DES1 and HE1 of the LDP and that the appeal should be allowed.
9. 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 objective of supporting safe, cohesive and resilient communities.

Anthony Thickett

Inspector