



---

## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 03/01/18

gan Clive Nield BSc(Hon), CEng,  
MICE, MCIWEM, C.WEM

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 17.01.2018

## Appeal Decision

Site visit made on 03/01/18

by Clive Nield BSc(Hon), CEng, MICE,  
MCIWEM, C.WEM

an Inspector appointed by the Welsh Ministers

Date: 17.01.2018

---

**Appeal Ref: APP/E6840/A/17/3181916**

**Site address: Upper Llananant Farm, Pentwyn Lane, Penallt, NP25 4AP**

**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 & Mrs P Price against the decision of Monmouthshire County Council.
  - The application Ref DC/2016/01206, dated 18 October 2016, was refused by notice dated 27 April 2017.
  - The development proposed is the construction of a new garden storage building.
- 

## Decision

1. The appeal is allowed and planning permission is granted for the construction of a new garden storage building at Upper Llananant Farm, Pentwyn Lane, Penallt, NP25 4AP, in accordance with the terms of the application, Ref DC/2016/01206, dated 18 October 2016, and the plan submitted with it (as subsequently amended), subject to the following conditions:
  - 1) The development shall begin not later than five years from the date of this decision.
  - 2) The development shall be carried out in accordance with the following approved plan: Drawing No. 16.761/100/01A.
  - 3) Prior to the commencement of development, details of compensatory priority habitat shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in accordance with a timetable approved by the local planning authority, and confirmation of completion of planting shall be notified to the local planning authority.
  - 4) Prior to the commencement of development, detailed proposals for the protection of trees (comprising an arboricultural method statement and a tree protection plan) shall be submitted to and approved in writing by the local planning authority. The proposals shall be implemented as approved.
  - 5) Notwithstanding the provisions of schedule 2, part 1, class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without

modification), no buildings shall be erected other than those expressly authorised by this permission and shown on the plan detailed above.

### **Procedural Matters**

2. The right of appeal is vested in the party who made the original application. Thus, although the appeal form is in the name of "Mr Philip Price", I have taken the appeal to have been made by "Mr & Mrs P Price".

### **Main Issue**

3. The main issue in this case is the effect of the proposed building on the character and appearance of the area, taking into account its location in the Wye Valley Area of Outstanding Natural Beauty.

### **Reasons**

4. The proposed storage building would be some 14 metres long and 9 metres wide with a ridge height of 4 metres, having been reduced in size twice following pre-application advice and subsequent further comments after the application had been submitted. Its walls would be clad in larch or cedar cladding, and it would be located in a woodland area within the curtilage and to the west of the substantial dwellinghouse, close to a rural lane. Apart from a small shed to the south of the house, the property has no outbuildings or garage facility, and it is reported that the proposed building would be used for the safe storage of cars, equipment and tools and for the provision of a workshop.
5. The local planning authority refused the application because it considered the scale and mass of the building to be excessive and not of a domestic scale and that it would be harmful to the natural beauty of the Wye Valley AONB. I do not agree with that assessment. Although the building would be larger than most ancillary domestic buildings, its size is not unreasonable in the context of the substantial size of the host property and its grounds. The domestic curtilage is quite extensive and includes an area of woodland.
6. As to its effect on the character and appearance of the area, I consider its timber cladding and partial screening from the adjacent highway would substantially reduce its visual impact. Although it would be seen from the road, I do not consider it would unacceptably affect the character and appearance of the area or the natural beauty of the wider AONB. As such, my conclusion is that it would not conflict with any of the development plan policies referred to by the Council, namely policies S13, S17, LC4 and DES1 of the adopted Monmouthshire Local Development Plan, or with the Council's relevant supplementary planning guidance.
7. For the reasons given above I conclude that the appeal should be allowed and that planning permission should be granted subject to a number of relevant and necessary conditions, as described below and based on the conditions put forward in the Council's committee report.
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 objective of supporting safe, cohesive and resilient communities.

9. Finally, turning to the conditions to be applied, in addition to the standard time limit for commencement of development and reference to development in accordance with the specified drawing, conditions are needed for the provision of compensatory priority habitat and for the protection of further trees as an area of ancient woodland has already been cleared over the proposed siting of the building. A condition is also needed to limit certain permitted development rights to prevent the uncontrolled proliferation of outbuildings in the AONB, though not covering all of the classes of development suggested by the Council.

*Clive Nield*

Inspector