

## ANNEX A

### 1. Planning Application: 2018/2540/FUL

**Location: Land North Of Rhodfa Fadog Cwmrhydyceirw Swansea**

**Proposal: Demolition of the existing building on site and construction of residential development comprising 40 affordable apartments, 3 no. retail units, associated parking, landscaping and ancillary works**

**Appeal Decision: Appeal Dismissed**

#### Summary:

The main issues to consider in the determination of this application related to the effect of the development on the character and appearance of the area and the effect of the development on the living conditions of future residents

On 5<sup>th</sup> March 2019, Planning Committee refused the application, contrary to officer recommendation for the following reasons:

1. The proposed development, by virtue of its design, scale and massing is out of keeping with the character and appearance of the surrounding area to the detriment of visual amenity, The proposal is therefore contrary to policy PS2 of the Swansea Local Development Plan (2019).
2. The proposed development, by virtue its scale is considered an over-intensive form of development that fails to provide adequate amenity space for future occupiers of the development to the detriment of residential amenity. The proposal is therefore contrary to policy PS2 of the Swansea Local Development Plan (2019).

An appeal was submitted against the decision to refuse the application.

The inspector considered that the proposed development would not be consistent with the lower density and openness of the wider area. It would appear crowded and squeezed into the space available. The Inspector considered the overall massing would be dominant and imposing in the locality and would not be in conformity with policy PS 2 of the LDP.

In terms of private amenity space, the Inspector considered that the proposal would be severely deficient and would provide unacceptable living conditions and amenity for future residents, contrary to policy PS 2 of the LDP.

The appeal was dismissed.

## **2. Planning Application: 2019/1342/FUL**

**Location: 2 The Bryn Sketty Swansea SA2 8DD**

**Proposal: Demolition of existing dwelling and construction of 1 detached bungalow and 2 detached dwellings**

**Appeal Decision: Appeal Allowed**

### Summary

The main issues for consideration during the determination of this application related to the principle of the proposed residential development, impact upon visual amenity, impact upon the residential amenities of neighbouring occupiers, parking and highway safety, impact on trees and future occupiers along ecology impacts.

Committee did not accept the recommendation of approval and refused the planning application for the following reasons:

1. The proposed bungalow by virtue of its siting, scale, contrived form and design would fail to respect the character and appearance of the local area to the detriment of the visual amenities of the streetscene and surrounding site context, contrary to Policy PS2 of the Swansea Local Development Plan (Adopted February 2019) and the Authority's Infill and Backland Design Guide (SPG).

In considering the appeal, the Inspector considered the main issues to be the effect of the development on the character and appearance of the area;

The Inspector considered that the proposal would not cause material harm to the character and appearance of the area, and considered the proposal complies with the objectives of Policy PS 2 of the LDP which, amongst other things, states that development should enhance the quality of places and spaces and respond positively to aspects of local context and character and contributes to a sense of place.

The appeal was allowed.