

Report of the Head of Planning and City Regeneration

Planning Committee – 9 May 2023

Appeal Decision - Planning Application Ref: 2020/2629/FUL - Demolition of existing dwelling and construction of a 4 storey block containing 3 flats - 2 Broadview Lane, Mumbles, Swansea

For Information

1.0 Background

1.1 On 5th July 2022, Planning Committee refused the above application, in line with officer recommendation, for the following reasons:

1. The proposed building, by virtue of its inappropriate form, poor design and excessive scale, fails to harmonise with and respect the form, design and scale of both neighbouring dwellings, to the detriment of the visual amenities of the street scene and the fails to preserve or enhance the character of the Mumbles Conservation Area, contrary to Policies PS2, HC1 and HC2 of the Swansea Local Development Plan (2019) and the Council's Placemaking Guidance for Infill and Backland Development (2021).
 2. The proposed building, by virtue of its inappropriate siting and excessive scale and height, would have an unacceptable overbearing and overshadowing impact on the occupiers of 3 Broadview Lane, and an unacceptable overbearing impact upon the occupiers of 1 Broadview Lane, to the detriment of the living conditions that these neighbouring occupiers could reasonably expect to enjoy, contrary to Policy PS2 of the Swansea Local Development Plan (2019) and the Council's Placemaking Guidance for Infill and Backland Development (2021).
- 1.2 An appeal was submitted against the decision to refuse the application which was considered by the appointed Inspector by way of written representations.
- 1.3 In the Inspector's view, the main considerations in the appeal were the impact of the development on the character and appearance of the street scene and whether it preserves or enhances the character and appearance of the Mumbles Conservation Area; and its impact on the living conditions of the occupiers of No's 1 and 3 Broadview Lane.
- 1.4 In terms of the effect on the character and appearance of the street scene and Mumbles Conservation Area, the Inspector considered that by virtue of the scale and massing of the rear section of the proposed building, the

development would appear unduly cramped in its plot and have an unsympathetic and overbearing impact on the area. This would result in unacceptable harm to the character and appearance of the street scene and would neither preserve nor enhance the character and appearance of the Conservation Area. The proposal therefore conflicted with policies PS2, HC1 and HC2 of the adopted LDP.

- 1.5 With regard to living conditions, the Inspector noted that the proposal would result in a tall flank wall close to the common boundaries of No's 1 & 3 Broadview Lane. From the rear gardens of both properties and in views from the rear facing windows of both houses, the outlook would be dominated by an unrelieved mass of built form that the Inspector considered would be overbearing and oppressive and would result in a development that would be visually over-dominant. In addition, the Inspector considered that there would be direct overlooking of the private amenity space of No.1 from the bedroom windows of the flats. This would result in an unacceptable increase in actual and perceived loss privacy. The proposal would therefore conflict with Policy PS2 of the LDP.
- 1.6 The appeal was dismissed.
- 1.7 A copy of the Inspector's report is attached to this report as Appendix 1.

Background Papers: None

Appendices:

Appendix A Planning Application 2020/2629/FUL

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