

Report of the Head of Planning and City Regeneration

Planning Committee – 1 October 2019

Planning Application Ref: 2018/2540/FUL

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 - Land North of Rhodfa Fadog, Cwmrhydyceirw, Swansea

1.0 Background

- 1.1 On 5th March 2019, Planning Committee refused the above 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).
- 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 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 with particular regard to the provision of private amenity space.
- 1.4 In terms of the effect on the character and appearance of the area, whilst noting residents' comments relating to the sustainability of the site, the Inspector considered the site to be located in a relatively sustainable location. The Inspector acknowledged that the predominant scale of development in the area is either one or two storey, but did not find that a development comprising an element of three storey would necessarily be harmful to the character of the area. However, the Inspector considered that the overall scale and massing of the development would be dominating and imposing on the surrounding area, with the lack of outdoor amenity space provision further adding to the view that the site would be overly dominated by buildings and hard surface areas. The Inspector considered the development would not respond positively to the local context and character and would not conform with Policy PS 2 of the LDP.
- 1.5 With regard to living conditions, the Inspector noted that the proposal would provide a very small area of external amenity space to serve 40 apartments and considered this would not be an attractive or desirable place to sit or enjoy. Whilst noting public open space to the west and east of the site, the Inspector did not consider these areas would provide sufficient private or appropriate space to justify the reduction in on-site

provision. The Inspector found the provision of private outdoor amenity space to be would not meet the needs of future residents and would not be in accord with Policy PS2 of the LDP.

- 1.6 The Inspector noted that the proposal would provide 100% affordable housing but did not consider that the benefits this would provide outweighed the identified harm from this particular scheme.
- 1.7 The appeal was dismissed.
- 1.8 A copy of the Inspector's report is attached to this report as Appendix 1.