

Report of the Head of Planning and City Regeneration (For Information)

Planning Committee – 4 August 2020

Planning Application Ref: 2019/1342/FUL - 2 The Bryn, Sketty, Swansea Demolition of Existing Dwelling and Construction of 1 detached Bungalow and 2 Detached Dwellings

1.0 Background

- 1.1 The application was originally reported to Planning Committee in December 2019 with a recommendation of approval subject to conditions. The Planning Committee did not agree with the recommendation and refused the application for the following reason:
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).
- 1.2 Whilst the Committee were satisfied with the impacts arising from the two dwellings there was concern regarding the impact of the design of the proposed bungalow upon the streetscene and wider area which culminated in the reason for refusal. 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 consideration in the appeal was the effect of the development on the character and appearance of the surrounding area.
- 1.4 In terms of the effect on the character and appearance of the area, the inspector set out that the siting of the bungalow responded to the constraints of the surrounding trees and associated root and branch protection area and also provided effective screening of this part of the site in views from the road. As a result the inspector considered the proposed bungalow, though visible, would not be overly prominent. Also whilst close to the neighbouring boundary it would be set back from the road with a parking area and be sited in grounds that would be more spacious than is generally characteristic of the surroundings.
- 1.5 In terms of the design the inspector noted the bungalow would be quite different to neighbours due to its flat roof, shape and mix of material although did not find it would be incongruous. Whilst not agreeing that the form and scale would be unacceptable the inspector did share the Council's concerns with the design in terms of finishes and stated: *"I share the Council's concerns regarding the use of timber and metal cladding for the walls and I am not persuaded that these are appropriate materials in this setting. Nevertheless, the appellant has indicated a willingness to use more traditional materials such as brick and render and I consider a bungalow constructed of such materials would not have a detrimental effect on the character of its surroundings. A condition to this effect would ensure that the materials would be in keeping with the surroundings."*
- 1.6 The Inspector then concluded that there would be no material harm to the character and appearance of the area subject to conditions, one of which provides for full details including samples of the materials to be used in the external surfaces of the development. The appeal was allowed on this basis by decision on 20th July 2020 with a schedule of conditions.
- 1.7 A copy of the Inspector's report is attached to this report as Appendix 1.