



Appeal Decision

by Iwan Lloyd BA BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 02/02/2023

Appeal reference: CAS-01994-G3Q5G3

Site address: 3 Station Road, Pentre Broughton, Wrexham, LL11 6BE

- 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 Sion Edwards against the decision of Wrexham County Borough Council.
 - The application Ref BRO P/2022/0243, dated 7 March 2022, was refused by notice dated 13 May 2022.
 - The development proposed, in retrospect, extended raised patio with storage to front garden.
 - A site visit was made by the Inspector on 13 September 2022.
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Decision

1. The appeal is allowed, and planning permission is granted for in retrospect, extended raised patio with storage to front garden at 3 Station Road, Pentre Broughton, Wrexham, LL11 6BE in accordance with the terms of the application, Ref BRO P/2022/0243, dated 7 March 2022, and the plans submitted with it.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The development has already been carried out and is situated on the north-east side of Station Road. The development comprises a storage building built out of reclaimed brick. It is a flat roof construction built in the slope of the front garden. Existing landscaping softens the end wall of the building next to the pavement's stone boundary wall. As a result of these features the development appears discreet and subservient in the street scene.
4. The development is not prominent and does not appear incongruous. For these reasons, I do not consider that the development harms the character and appearance of the area. In my view, the proposal does not conflict with policies GDP1(a) and PS2 of the Wrexham Unitary Development Plan. I therefore consider that the appeal should be

allowed. No planning conditions have been suggested by the Council and none are required in this instance.

Conclusion

5. 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 to make our cities, towns, and villages even better places in which to live and work.
6. I conclude that the appeal should be allowed.

Iwan Lloyd

INSPECTOR
