

D. APPEAL SITE ADDRESS

Address	3 HIGHFIELD STATION ROAD DENTRE BROUGHTON, WREXHAM
Postcode	LL11 6BE

	YES*	NO
Are there any health and safety issues at, or near the site which the Inspector would need to take into account when visiting the site? <i>*If yes, please explain in your grounds of appeal (section H)</i>		✓
	YES	NO
Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?	✓	
Is it essential for the Inspector to enter the site to check measurements or other relevant facts? <i>* If the answer is 'YES' please explain below</i>		✓

NOTE: The Inspector will usually visit the site unaccompanied by either party. However, if the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts, we will contact you to arrange access for the Inspector.

E. DESCRIPTION OF THE DEVELOPMENT

Please enter details of the proposed development. This should normally be taken from the planning application form, but if the application was revised while it was with the local planning authority for consideration, you may enter a description of the revised scheme. Please enclose a copy of the LPA's agreement to the change.

Area of floor space of proposed development (in square metres)	10m ²	
	YES	NO
Has the description of the development changed from that entered on the application form?		✓
Is flooding an issue?		✓
Does the development affect the setting of a listed building?		✓
Is the appeal site within an Area of Outstanding Natural Beauty?		✓
Does the site lie within a conservation area?		✓

Further information about us is available at
<https://gov.wales/appeal-planning-decision>

HOUSEHOLDER APPEAL

If you need this document in large print, on audio tape, in Braille or in another language, please contact us on 0300 0604400. **To help you fill in this form correctly please refer our Procedural guide for Wales.**

WARNING:

Your appeal must reach Planning and Environment Decisions Wales within 12 weeks from the date of the Local Planning Authority's decision notice.
(NOTE: If any of the "Essential supporting documents" listed in Section K are not received by us within the 12 week period, the appeal will not be accepted)

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. APPELLANT – The name of the person(s) making the appeal **must** appear as an applicant on the planning application form. **If this is not the case the appeal may not be registered.**

Name	SYON EDWARDS		
Organisation Name (if applicable)			

B. AGENT (if any) FOR THE APPEAL

Name			
Organisation Name (if applicable)			
Reference			

C. LOCAL PLANNING AUTHORITY (LPA)

Name of the LPA	WREXHAM COUNTY BOROUGH COUNCIL		
LPA's application reference number	BRO P/2022/0243		
Planning Application form dated	29/09/2021		
Date of LPA's Decision notice (if issued)	13/05/2022		



**PCAC
PEDW**

Penderfyniadau Cynllunio
ac Amgylchedd Cymru
Planning & Environment
Decisions Wales

No

Does the site lie within a green belt/green wedge?



F. REASON FOR THE APPEAL

This appeal is against the LPA's decision to:

Please tick which applies



- | | | |
|----|---|-------------------------------------|
| 1. | Refuse planning permission | ☒ |
| 2. | Refuse an application to vary or remove a condition attached to a previous permission | ☐ |

G. OTHER APPEALS

If you sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

H. FULL STATEMENT OF CASE

This is your **only** opportunity to make your case against the LPA's decision to refuse planning permission or to refuse an application to vary or remove a condition attached to a previous permission. Therefore please provide your **FULL** statement of case. Please refer to our Procedural Guide for Wales for further information.

Please continue on a separate sheet if necessary

Reasons for construction of raised patio area and low height storage beneath:

1. Property benefits from front and rear gardens common with terraced housing. Off road parking has become a major issue in recent years. Therefore, rear garden has been sacrificed to provide off road parking, which is permanently used by the tenant.
2. The existing patio area before extension, was the full width of the property and extending 2 metres in front of the property. The garden was approximately 500mm below the hoardstanding and fell gradually, but unevenly to the boundary wall, and proved totally unusable, as can be seen at the adjacent property, No. 4 Hightfield, where improvements have been made to maximise use. This has benefitted marginally by removing the natural slope of the land to achieve a shallower gradient.

Continued on separate sheet H1:-

Continued H.I.

I have received sound and helpful advice from my LPA enforcement officer in respect of permitted planning rights that would not have required planning permission.

If the guidance was adhered to, the plan area would be exactly the same, and permitted build up would be 300mm above the natural land gradient. This would have resulted in a minimal reduction in height of the proposed development, but resulting in terracing of the remainder at intervals to comply.

Common sense prevailed in providing a level platform at a useful height, rather than several useless levels.

3. Rather than mass fill the inevitable void beneath the hoarding, it was deemed beneficial to the property to provide a low height storage area.

As the property benefits from solid fuel central heating, by means of a log burner, provision of a dry storage area for seasoned wood is a compulsory requirement of building regulation J.

Continued on separate sheet 112

Continued H2.

Due to the nature of the terraced property, together with the conversion of the rear yard for off road parking, there is no other option for fuel storage.

4. An initial complaint made to the LPA from a community councillor, comprised of the following:
- i. materials used in the construction not natural to the area, and in keeping with surrounding structures. In fact all the materials were reclaimed from the original property built in the 19th Century.

Surrounding properties are constructed from a more extensive range of building materials.

- ii. Overlook's other properties.

Does not whatsoever overlook other properties, just the main highway.

Both of the above objections have been dismissed by the LPA.

5. The Construction's prominence in the street scene has been significantly reduced by the reinstatement of the boundary hedge, which entirely obscures the development from the highway, therefore negating any concerns of affecting street scene.

I. COSTS APPLICATION

	YES	NO
Do you intend to submit a costs application with this appeal? <i>If yes, please provide your full case below</i>		✓

Please continue on a separate sheet if necessary

J. APPEAL SITE OWNERSHIP CERTIFICATES (PART 1)

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal.

YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

Please read the guidance leaflet 'How to complete your planning appeal form' if in doubt.

*Please tick **ONE** box only*



CERTIFICATE A *(If you are the sole owner of the whole appeal site, certificate A will apply)*

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see the guidance leaflet for a definition) of any part of the land to which the appeal relates

OR



CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice (see the guidance leaflet) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see the guidance leaflet for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's Name	Date the notice was served

Please supply owner's address(es) on personal details page



CERTIFICATES C and D

If you do not know who owns all or part of the appeal site, complete either Certificate **C** or Certificate **D** at Annex 01, how to complete and submit your appeal.

J. APPEAL SITE OWNERSHIP DETAILS (Part 2) – AGRICULTURAL HOLDINGS CERTIFICATE *(this must be completed for all appeals)*

We also need to know if the appeal site forms part of an agricultural holding.

Please tick either (a) or (b).

a	None of the land to which the appeal relates is, or is part of, an agricultural holding	☒
bi	The appeal site is, or is part of an agricultural holding, and the appellant is the sole agricultural tenant	
bii	The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:	

Tenant's Name	Date the notice was served
KERRY BRAY	29/09/2021

Please supply Tenant's address(es) on personal details page

K. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–3 below, **must** be sent with your appeal form; 4- 5 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 12 week appeal period, we will not deal with it.

Please tick the boxes to show which documents you are enclosing.

1	A copy of the planning application which was sent to the LPA which has given rise to this appeal	☒
2	Any other plans, documents or drawings relating to the application which were not sent to the LPA, except any plans documents or drawings relating to amendments to the application proposed after the LPA have made their determination	
3	A copy of the LPA's decision notice (if issued)	☒
Copies of the following must also be sent, if appropriate:		
4	Any relevant correspondence with the LPA.	

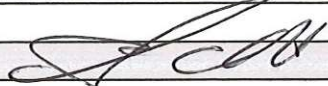
PLEASE SIGN BELOW (signed forms with all supporting documents must be received by us within the 12 week time limit)

I confirm that I have sent a copy of this appeal form and all relevant documents to the LPA (if you do not your Appeal will not normally be accepted)

I confirm that all sections have been fully completed and that the details of the ownership are correct to the best of my knowledge.

I understand that you may use the information I have given for official purposes in connection with the Town and Country Planning Act 1990 and details including my name, the site description and my grounds of appeal will appear online. By submitting this form I am agreeing to the use of the information I provide in this way.

Signature:



Name (in capitals)

SION EDWARDS

Date

17/06/2022

On behalf of (if applicable)

SEND

1 COPY to us at:

Planning and Environment Decisions Wales
Crown Buildings
Cathays Park
CARDIFF
CF10 3NQ

E-mail: pedw.casework@gov.wales
PEDW.GwaithAchos@llyw.cymru

Helpline: 0300 0604400

Please keep a copy for your records

1 COPY to the LPA

Send a copy of the appeal form and full statement of case to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

There is no need to send them all the supporting documents again; only send them any supporting documents not previously sent as part of the application.

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

Any enquiries regarding this document/publication should be sent to us at the address above or e-mail: pedw.casework@gov.wales / PEDW.GwaithAchos@llyw.cymru