

Glyn Cottage
Glynceiriog
Llangollen LL20 7EH

To: The Planning Inspectorate, Cathays Park, Cardiff CF10 3NQ

Re: Section 78 appeal at- Land Adjacent to Bronydd Access, High Street, Glyn Ceiriog, Wrexham

Dear Sir,

I write in response to the above planning decision appeal.

I support Wrexham CBC's decision to refuse planning permission for this development and have previously submitted my objections to the development in line with planning procedure, so I believe you will have access to all previous correspondence.

I am no architect, nor do I have any legal or planning knowledge or experience but I thank you for this opportunity to once again summarise the reasons I believe that this development is not suitable for this particular piece of land.

- The elevated site means that the property would already sit well above the roof level of all the other houses in close proximity. The plans show that the two-storey property, for its size, would be in very close proximity to neighbouring slate-built properties and would consequently be overbearing. Despite the claims of the proposer's architectural representative to the contrary, visually it would not actually be in keeping with the vernacular of this area of the village.
- Contrary to the wording of the application, the property with its elevated living area and balconies would overlook neighbouring properties, in particular Tan-y-Marian but also Glyn Cottage and numbers 1,2 and 3 High Street, resulting in a significant loss of privacy. Plans detailing aspect angles do not take into consideration the whole aspect visible from any window or balcony, nor indeed the 180-degree aspect a balcony affords side to side or the aspects above and below. The lack of privacy for neighbouring properties is exacerbated by the fact that the proposed residence is designed with the living area on the first floor meaning that the majority of time would be spent on this level.

The site currently provides a valuable wildlife resource and whilst I would personally prefer it to remain as such, I believe that if, in the extreme circumstances it were necessary to use the area for building, that a single storey dwelling would provide less of an impact on privacy, be more in keeping and less overbearing in the neighbourhood.

My concerns are also that the current sewerage provision in the village is insufficient to cope adequately with any additional load placed upon it by new developments. The village treatment plant discharges into the River Ceiriog which has an SSSI status and as such needs to be protected.

Again, thank you for the opportunity to make my views heard and I would be grateful if you could let me have a copy of the appeal decision letter when it becomes available.

Many thanks for your time,

Yours faithfully,

Anne Johnston

Glyn Cottage, High Street, Glynceiriog LL20 7EH [REDACTED]