
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 12/11/18

**gan Siân Worden BA MCD DipLH
MRTPI**

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 30/11/18

Appeal Decision

Site visit made on 12/11/18

by Siân Worden BA MCD DipLH MRTPI

an Inspector appointed by the Welsh Ministers
Date: 30/11/18

Appeal Ref: APP/H6955/D/18/3213237

**Site address: 3 Hillcrest Cottage, Court Hey, Mold Road, Cefn y Bedd, Wrexham
LL12 9US**

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- 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 T Edwards against the decision of Wrexham County Borough Council.
 - The application Ref GWE P/2018/0541, dated 29 June 2018, was refused by notice dated 7 August 2018.
 - The development proposed is a two storey extension to incorporate 2 no. additional bedrooms, bathroom and lounge.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey extension to incorporate 2 no. additional bedrooms, bathroom and lounge at 3 Hillcrest Cottage, Court Hey, Mold Road, Cefn y Bedd, Wrexham LL12 9US in accordance with the terms of the application, Ref GWE P/2018/054, dated 29 June 2018, and the plans submitted with it, subject to the following conditions:
 - 1) The development shall begin not later than five years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.
 - 3) The development shall be carried out in accordance with the following approved plans and documents:
 - E058/006 - Proposed Planning Site Plan and Location Plan;
 - E058/003 Rev A - Proposed: Planning.

Main Issue

2. I consider that the main issue in this case is the effect of the proposed development on highway safety by reason of parking provision.

Reasons

3. The appeal property is a two-bedroomed cottage in a row of dwellings fronting the A541, on the opposite side of which is an area of mixed commercial uses. The
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development proposed is a two storey extension which would provide the occupiers with additional bedrooms on the first floor and a lounge, boot room and bathroom on the ground floor. There is no parking provision at the appeal property and, with it being located on sloping land some height above the A road, little prospect of any being provided.

4. The A541 is busy with a steady flow of traffic; the cottage and most of its neighbours are just within a 40 mph speed limit. There are bus stops serving both directions immediately outside but no other parking restrictions. I did not see any parked cars in this location but the Council's highways officer states that vehicles can sometimes be observed parked along the footway in front of some of the dwellings. It is not clear whether the occupiers of the appeal property currently own any vehicles or, if they do, where they park them. There are also, however, informal spaces along the unadopted road opposite which serves a number of commercial properties.
5. The proposed development would considerably increase the size of, what is now, a very small cottage. Much of the new accommodation would be service space, such as a bathroom and boot room, and would also allow reorganisation to provide a utility room and larger kitchen. There would be no additional reception rooms and none of the rooms would be large. Even with an extra two bedrooms the enlarged cottage would be no more than a modest family home. I do not consider, therefore, that the number of people living at the property who are capable of driving and who own cars is likely to increase significantly.
6. The Council's Local Planning Guidance Note No 16 *Parking Standards* was adopted for use in 2018. The parking standard for three or four bedroomed dwellings is three car spaces per unit. It seems to me, however, that this applies only to newly built dwellings. In any event, the Parking Provision section of the note explains that the standards are maximum requirements. Extensions to existing dwellings, such as this, are covered by a separate paragraph which requires additional parking spaces to be provided where there is likely to be an increased demand for parking. I am not convinced that would be the case here, especially as good public transport services by bus and train are accessible nearby.
7. The Council has not provided any evidence in support of the statement made in its reason for refusal that there are existing indiscriminate parking issues in the locality. Neither does it explain how the absence of parking provision in connection with the proposed extension would be detrimental to highway safety. It has not demonstrated, therefore, that the proposed development would fail to ensure safe and convenient pedestrian and vehicular access or, consequently, that the scheme would not comply with Policy GDP1 of the Wrexham Unitary Development Plan, adopted 2005. As explained above the proposed development would not be contrary to the Council's adopted *Parking Standards* guidance note.
8. The main purpose of the proposed development is to provide additional bedrooms which, the appellant argues, could be achieved as permitted development. Such an extension would, however, be single storey with a flat roof. The Council notes that no application for a certificate of lawfulness has been submitted but does not dispute that the alternative scheme illustrated on a submitted drawing¹ might be constructed without seeking planning permission. I consider that this is therefore a realistic fall-back position and agree that, unlike the scheme before me, it would be out-of-character and of inappropriate design. There would be no requirement to provide

¹ Drawing no. E058/002 Proposed: PD Extension

parking spaces if the appellant were to pursue the permitted development avenue. As I have found that the appeal scheme would be acceptable, however, there is no need to rely on the fall-back argument.

9. In the light of Circular 16/2014 *The Use of Planning Conditions for Development Management* I am imposing conditions which are necessary to ensure that the proposed extension is built in line with the approved plans and protects the character and appearance of the existing dwelling and surrounding area.
10. I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act"). I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.
11. For the reasons given above I conclude that the appeal should be allowed.

Síân Worden

Inspector