



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

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www.gov.wales/topics/planning

Mrs S Williams
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1GG

Eich Cyf/Your Ref: P/2018/0335
Ein Cyf/Our Ref: APP/H6955/D/18/3205854

23 August 2018

Dear Mrs Williams,

Town and Country Planning Act 1990
Appeal by Miss Felicity Smith
Site Address: 121 Moss Valley Road, New Broughton, Wrexham, LL11 6JA

Amgaeaf benderfyniad yr Arolygydd
ar yr apêl uchod.

I enclose the Inspector's decision on the
above appeal.

Pan fyddwch wedi darllen llythyr y
penderfyniad yn llawn, neilltuwch yr
amser i lenwi ein holiadur Adborth
wedi'r Penderfyniad. Mae'r holiadur
ar gael ar-lein yn:

Once you have read the decision
letter fully, please take the time to
complete our Post Decision Feedback
questionnaire. The questionnaire is
available online at:

<https://www.surveymonkey.com/s/PostDecisionQ>

Yours sincerely,

Sara Pritchard
Sara Pritchard

Rydym yn Croesawu Gohebiaeth yn Gymraeg a Saesneg

We Welcome Communications in Welsh and English

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 06/08/18

**gan Mr A Thickett BA(Hons) BTP,
MRTPI, Dip RSA**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 23.08.2018

Appeal Decision

Site visit made on 06/08/18

**by Mr A Thickett BA(Hons) BTP, MRTPI,
Dip RSA**

an Inspector appointed by the Welsh Ministers

Date: 23.08.2018

Appeal Ref: APP/H6955/D/18/3205854

Site address: 121 Moss Valley Road, New Broughton, Wrexham, LL11 6JA

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 Mrs Felicity Smith against the decision of Wrexham County Borough Council.
 - The application Ref BRO P/2018/0335, dated 23 April 2018, was refused by notice dated 20 June 2018.
 - The development proposed is: two storey side extensions. Cut through wall between existing extension and existing kitchen, new door to access the proposed extension. Dropped kerb needed to provide extra parking on front.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the impact of the proposed development on highway safety.

Reasons

3. The proposed extension would increase the size of the property from a 2 to a 3 bed house. The Council's Local Planning Guidance Note 16; Parking Standards requires the provision of 3 car parking spaces for a 3 bedroom house. The extension would be to the side and take up part of the existing drive. The submitted plans show one space in front of the extension and a second in front of the house, thereby providing two spaces which does not meet the Council's required standard.
 4. Further, I share the Council's concern that the gap between the existing house and the footpath is insufficient to accommodate a vehicle without it overhanging the footpath. A vehicle extending into the footpath may well force pedestrians on to the road to the detriment of their safety. The appellant argues that a car would fit across the garden or at an angle. Whilst manoeuvring into such a space would be possible, I consider that it would be so awkward and inconvenient a driver is more likely to leave the car on the road. This would reduce the number of off street parking spaces to one.
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5. The appellant contends that the replacement of the feature ground floor oriel window with a normal one would create a 5.1m long parking space. However, no drawings are submitted to show what this would look like and I cannot, therefore, be satisfied that it would not have an adverse impact on the appearance of the house. Further, this solution would lead to a car parked almost immediately in front of the front door and I do not consider that this represents good design.
6. At the time of my visit (mid morning) there was plenty of space for vehicles to be safely parked on the road but the density of housing on Moss Valley Road is high and it is likely to be congested at evenings and weekends. Additional cars parked on the street would increase the number of vehicles turning and manoeuvring within the street, again to the detriment of highway safety. I conclude, therefore, that the proposed development would have an adverse impact on highway safety and that it conflicts with Policy GDP1(d) of the Wrexham Unitary Development Plan 1996 – 2011, adopted 2005.

Conclusions

7. For the reasons given above and having regard to all matters raised, I conclude that the appeal should be dismissed.
8. 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 of creating attractive and safe communities.

Anthony Thickett

Inspector