
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 28/03/17

gan Kay Sheffield BA(Hons) DipTP MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 03/05/17

Appeal Decision

Site visit made on 28/03/17

by Kay Sheffield BA(Hons) DipTP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 03/05/17

Appeal Ref: APP/H6955/D/17/3170958

Site address: Bridewell House, Chester Road, Rossett, Wrexham, LL12 0HN

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 M Redmond against the decision of Wrexham County Borough Council.
 - The application Ref P/2016/0381, dated 14/04/2016, was refused by notice dated 20/12/2016.
 - The development proposed is a conservatory.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the Rossett Conservation Area.

Reasons

3. Bridewell House is located on the southern side of Chester Road. It is a two storey end of terrace which has been extended to the side by the addition of an annex. It is understood that the original house was built slightly later than the rest of the terrace and as a result it differs in design from its neighbours. It creates an imposing feature at the end of the terrace and together with its neighbours it is identified in the Rossett Conservation Area Character Assessment and Management Plan, 2011 as a building of visual interest.
 4. Whilst the existing extension is ancillary in scale to the main dwelling, it projects forward of the main building line of the terrace. Furthermore the window to wall ratio in the two storey section, the proportions of the windows in comparison with the main dwelling together with the stepped roof create an annex which is prominent in the street scene and out of character with the terrace as a whole.
 5. Although the proposed conservatory would be indented slightly from the building line of the annex, it would further extend the property along the road frontage with Chester Road. The glazed walls above a low brick plinth would contrast with the
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design of the openings in the annex which differ significantly from the main property and its neighbours. Moreover the stepped glazed and tile sections of the roof when seen together with the hipped roof of the annex would result in a complicated design out of keeping with the terrace.

6. I am concerned that the scale and design of the conservatory and the further extension of the property along Chester Road would add to the prominence of the annex in the street scene and exacerbate the effect it has on the terrace as a whole. I also consider that the use of UPVC would further detract from the character and appearance of the main dwelling and the terrace it forms part of. On this basis I conclude that the development would neither preserve nor enhance the character or appearance of the Rossett Conservation Area, contrary to Policies PS2, GDP1 and EC7 of the adopted Wrexham Unitary Development Plan and the adopted Rossett Conservation Area Character Assessment and Management Plan.
7. I acknowledge that planning permission was granted for the existing annex prior to the designation of the conservation area. The use of UPVC for windows and doors in the annex and other properties in the terrace is also noted. However, I do not consider that these matters outweigh the harm which I have already identified.
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 supporting safe, cohesive and resilient communities.
9. For the reasons given above, and having had regard to all other matters raised, the appeal is dismissed.

Kay Sheffield

INSPECTOR