
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 26/06/2018

gan Kay Sheffield BA(Hons) DipTP
MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 06/07/2018

Appeal Decision

Site visit made on 26/06/2018

by Kay Sheffield BA(Hons) DipTP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 06/07/2018

Appeal Ref: APP/H6955/A/18/3199486

**Site address: 5 Edwards Barn, Cornish Hall Barns, Wrexham Road, Holt,
Wrexham, LL13 9SW**

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 & Mrs S Brady against the decision of Wrexham County Borough Council.
 - The application Ref P/2018/0010, dated 07/12/2017, was refused by notice dated 02/02/2018.
 - The development proposed is the erection of a wooden garden shed.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The wooden shed, subject of the appeal, has already been erected within the garden of 5 Edwards Barn. Whereas in the submitted plans the shed is located a short distance to the west of an existing detached triple car port with enclosed store, at the time of my site visit it was set directly adjacent to the store. For the avoidance of doubt and in order not to prejudice the Council, I have determined the appeal on the basis of the submitted plans.

Main Issue

3. The main issue is the effect of the development on the character of the area and the setting of the Listed Building.

Reasons

4. The appeal property is part of a complex of former farm outbuildings which have recently been converted to residential accommodation. The buildings are curtilage structures to Cornish Hall, a Grade II Listed Building to the south east of the complex. It was evident during my site visit that great care has been taken in converting the outbuildings to residential in order to ensure the preservation of the setting of the Listed Building.
 5. The car port with brick enclosed store is covered by a slated hipped roof. It is sited relatively close to the northern boundary of the plot with an adjoining farm track. The
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dwelling is situated to the south east of the car port. Given the siting of the shed to the west of the store both the car port and the dwelling prevent direct views between it and Cornish Hall. However, the shed is clearly visible in views from the driveway and the main road and is seen in the wider views of Cornish Hall from these vantage points. Although the shed is at the opposite end of the view to the Hall and the converted outbuildings occupy the middle ground, the shed is a prominent feature which contrasts significantly with nearby buildings.

6. Whereas the design and materials of the triple garage and store complement the built character and form of the site generally, I consider that the shed, primarily due to its design and siting, creates an incongruous feature unsympathetic with the character and form of its surroundings. It is noted that the Appellants have finished the shed in a colour to match the post and rail fence enclosing the plot which helps reduce its visibility in the landscape. However, it is not sufficient to overcome my concerns regarding the design.
7. On balance, I therefore consider that the shed contrasts significantly with the built character of the site and by virtue of its prominent siting and visual intrusion into the local landscape, I conclude that it has a detrimental impact on the quality of the landscape and the setting of the Listed Building, contrary to Policies GDP1(a), H3, EC9 and PS2 of the Wrexham Unitary Development Plan and the Council's Local Planning Guidance Note No. 3: Converting Rural Buildings and No. 13: Housing in the Countryside which seek to protect the landscape from undesirable intrusions.
8. I am aware that the occupier of a neighbouring property is in support of the proposal and I have noted the Appellants' need for storage for garden equipment and furniture as well as domestic storage which they state is lacking within the dwelling itself. However, I do not consider this to be sufficient reason to overcome the harm I have identified. I am also aware that the Appellants have indicated a willingness to reposition the shed or alter its appearance. Nevertheless, it is not within my remit to consider an amended scheme as to do so would prejudice the rights of the Council. Although a large factory is visible from the site and the approach to Cornish Hall, it is seen in the distance and does not compromise the setting of the Listed Building.
9. For the reasons given above, and having had regard to all other matters raised, the appeal is dismissed.
10. In reaching this 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.

Kay Sheffield

INSPECTOR