

Willow Lodge

Village Walks

Marford

LL12 8SZ



10th June 2018 Recipient Name

The Planning Inspectorate

Crown Buildings

Cathay's Park

Cardiff

CF10 3NQ

(cc. Wrexham Borough Council Planning Department)

Dear Sirs

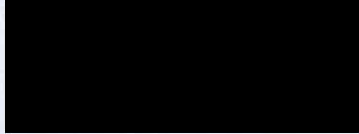
Reference: Section 78 Appeal at Dis-used Shippon Off Village Walks Marford, Wrexham

I attach my letter of objection outlining my concerns with the above application. Namely that the proposed garage does not allow sufficient room within the site for off road parking and the location of the proposed access opposite the entrance to my property, Willow Lodge, will pose a danger if cars are parked overhanging the public highway. The local regulations provide a minimum of 4.8 metres between the garage and the public highway and the site does not provide sufficient space for this.

Since my original objection, the house is now constructed and with the building in situ the addition of a garage of the size proposed, in conjunction with the house, will pose a significant over development of the site which lies within a conservation area. I attach a photograph of the building. I draw your attention to the two listed/traditional vernacular buildings to either side of the property. I am very surprised that the local planning department consented a building with such different ridge heights to the adjacent buildings which form an important part of the Marford Conservation Area.



As I outline in my letters to the planning authority, I am not opposed to development. There are other potential solutions to this issue. The plot owns land to the south that could easily house a garage. The orientation of the garage could be changed to allow access from the south and by moving the entrance to the south allowing parking within the site. Also, the size of the garage could be reduced. It is very disappointing that the developer has not taken up the offered to speak to his neighbours to try and find a mutually acceptable solution.



Yours Sincerely

Graham Ramsbottom





Willow Lodge

Village Walks
Marford
LL12 8SZ



14th January 2018 Recipient Name

Wrexham County Borough Council
Planning Department
The Guildhall
Wrexham
LL11 1AY

Dear Sirs

Reference: P/2017/1043 (and P/2016/756) Dis-used Shippon Off Village Walks Marford Wrexham

I regret having to write this letter, but I have tried to contact the developer to discuss my concerns in person via his agent and on site without success.

I submitted my objections to the original application (P/2016/756) including concerns about parking on the single side pavement on village walks (an adopted highway) and that the drive entrance position opposite Willow Lodge was problematic. We suggested moving the driveway to the south to avoid the issues outlined.

My understanding is that there were several objections to the garage and entranceway and that the garage was withdrawn from the original application and the planning subsequently permission granted. The applicant is now seeking the consent for the garage (unchanged) as a separate application (P/2017/1043). I assume the original objections are extant in these circumstances?

My concerns remain regarding the entrance to the site being opposite the entrance for Willow Lodge. I am also concerned that the width of the site is insufficient to accommodate the proposed garage whilst allowing the required minimum of 4.8 meters for vehicle



parking. The garage will require deep foundations on raised ground and allow space for maintenance of the building from within the boundary of the site. The lack of width of the site will mean that vehicles will be parked on/ or overhang the pavement. Moving the entrance to the south and accessing the garage from south as previously requested would alleviate both these issues. If the applicant wishes to keep the original layout then we request a planning condition to provide a minimum of 4.8 metres in front of the garage for parking. This should be measured from and include any overhand from the garage doors when opened. Roller doors may alleviate this problem.

Again, I am disappointed that it has not been possible to discuss these issues with the developer in person.

Yours Sincerely

Graham Ramsbottom