

Penderfyniad ar yr Apêl

Appeal Decision

Ymweliad â safle a wnaed ar 30/09/13

Site visit made on 30/09/13

gan Kay Sheffield BA(Hons) DipTP
MRTPI

by Kay Sheffield BA(Hons) DipTP MRTPI

Arolygydd a benodir gan Weinidogion Cymru

an Inspector appointed by the Welsh Ministers

Dyddiad: 23/10/13

Date: 23/10/13

Appeal Ref: APP/H6955/A/13/2203777

Site address: Newton Barn, Hill Farm, Drefechan, Penycae, Wrexham, LL14 1UE

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 D Evans against the decision of Wrexham County Borough Council.
- The application Ref P/2013/0388, dated 5 June 2013, was refused by notice dated 24 July 2013.
- The development proposed is the erection of a double garage.

Decision

1. The appeal is allowed and planning permission is granted for the erection of a double garage at Newton Barn, Hill Farm, Drefechan, Penycae, Wrexham, LL14 1UE in accordance with the terms of the application, Ref P/2013/0388, dated 5 June 2013, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted 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 garage hereby permitted shall match those used in the adjoining garage.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the site and its surroundings.

Reasons

3. The appeal site lies in open countryside and in a Special Landscape Area (SLA). It is located at the end of a single track road which continues as a public footpath. The road gives access to a number of properties scattered along its length and includes Hill Farm which lies immediately to the south of the appeal site and shares a driveway with the appeal property. The appeal property is a former agricultural barn which has been converted to a dwelling for which planning permission was granted by the Council in 2007. Both the appeal property and Hill Farm are within the control of the appellant.
4. Within the appeal site there are two existing detached double garages, one to the north of the driveway as it opens out into an area of hardstanding in front of the

appeal property and the second is to the side of the western elevation of the property. The former provides garaging for Hill Farm and whilst the proposed garage would be attached to its northern elevation it would be for the use of the occupants of the appeal property. The appellant contends that given the remote location of the property on an exposed hillside there is a need for vehicles to be kept under cover, particularly during the winter time and that storage is also needed for the equipment required to maintain access to and from the site in adverse weather conditions as well as machinery for the maintenance of the grounds.

5. The design of the garage is in keeping with the barn and the existing garages and although it would increase the amount of built development on the site as an extension to an existing garage its visual impact would be minimal. In addition, the garage would be set into the hillside against rising land to the west and whilst the land falls away to the east, the site of the proposed garage is screened by the appeal property. A public footpath approaches the appeal site from the east via Hill Farm and continues in a westerly direction along the driveway. However, the topography of the surrounding landscape would limit views of the proposed garage from the footpath and the existing garage would screen views of it from the driveway. Moreover, views from the road and public footpath to the west would be broken by the topography of the land and tree planting.
6. Views of the proposed garage would therefore be severely restricted ensuring it would not be highly visible from near or distant viewpoints. In addition its design would be in keeping with its surroundings and I therefore consider its effect on the site and the surrounding SLA would be minimal.
7. Apart from the existing garages I have not been made aware of any other curtilage buildings available for the storage of vehicles or equipment. Whilst I recognise that Local Planning Guidance Note No. 13 Housing in the Countryside (LPGN13) states that there will rarely be circumstances where garaging for more than two cars would be needed it also states that garages should be proportional to the needs of the dwelling. In this instance the appellant has stated that he has three vehicles and I consider that this number is reasonable for the size of the dwelling. Given the remote location of the property and the need to provide cover for maintenance equipment as well as vehicles, I consider that the need for additional garaging is justified and carries weight in support of the appeal.
8. On balance I therefore conclude that the proposed development would not be detrimental to the character and appearance of the site or its surroundings, in accord with Policies H3, PS2, GDP1 and EC5 of the UDP, LPGN3 and LPGN13.
9. I have imposed the standard condition regarding the commencement of the development and in order to ensure the development is in keeping with the built development on the site I have also required the use of matching materials.
10. For the reasons given above, and having had regard to all other matters raised, the appeal is therefore allowed.

Kay Sheffield

Inspector