

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 12/05/14

**gan Siân Worden BA DipLH MCD
MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 3 Mehefin 2014

Appeal Decision

Site visit made on 12/05/14

by Siân Worden BA DipLH MCD MRTPI

an Inspector appointed by the Welsh Ministers

Date: 3 June 2014

Appeal Ref: APP/H6955/A/14/2216183

Site address: The Barn, Pentre Saeson, Bwlchgwyn, LL11 5TY

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 Geoff Fielding against the decision of Wrexham County Borough Council.
- The application Ref MIN P/2014/0027, dated 9 January 2014, was refused by notice dated 10 March 2014.
- The development proposed is a front porch.

Decision

1. The appeal is allowed and planning permission is granted for a front porch at The Barn, Pentre Saeson, Bwlchgwyn, LL11 5TY in accordance with the terms of the application, Ref MIN P/2014/0027, dated 9 January 2014, 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 porch hereby permitted shall match those used in the existing building.

Main Issue

2. I consider that the main issue in this case is the effect of the proposal on the character and appearance of the existing building with particular regard to its scale, design and materials.

Reasons

3. The appeal building is a large, detached dwelling set back from the road in a generous plot. The proposed porch would frame the main entrance door. It would be located on the long front elevation which, I am told, is little altered since the original agricultural building was first converted to a dwelling. That elevation is not seen in isolation, however. The dormer windows are not visible in the approach to the house but other features, such as the floor to eaves glazed panel in the adjacent elevation, the ornate grilles behind some of the windows, the well-maintained gardens and the

style of the hard landscaping and planting, clearly identify the building as a dwelling. The proposed porch would thus be characteristic of the building's residential use and appearance.

4. In comparison with the length and height of the front elevation, and that at right angles to it, the proposed porch would not be out of scale or overly large. Its functional, traditional appearance and natural materials, which in the main would match those of the existing building, would be in keeping. Positioned at the inner end of the long front elevation and adjacent to the taller cross wing which projects some metres forward of it, the proposed development would not be unduly prominent. In reflecting the character and design of the existing property, and having a simple design, pitched roof and matching materials, it would also be consistent with the advice set out the Council's local planning guidance note (SPG) No. 20 *House Extensions*.
5. Whilst not a typical feature of a farm building, by reason of its modest scale and appearance the proposed porch would not detract from the building's remaining agricultural elements and origins. In the light of the alterations and additions which have already been made the porch would not be likely to adversely affect the original appearance of the building and so would not be contrary to the guidance set out in SPG No. 3 *Converting Rural Buildings*.
6. All things considered the proposed porch would, in its scale, design and materials, accord with the character of the site, complying with Policy GDP1 of the Wrexham Unitary Development Plan 1996-2011, adopted 2005.
7. In the light of Circular 35/95 *The Use of Conditions in Planning Permissions* I am imposing the statutory commencement conditions and one other which is necessary to protect the appearance of the existing building. I have taken all the matters raised into account but not found any which amount to a compelling reason to dismiss the appeal.
8. For the reasons given above I conclude that the appeal should be allowed.

Siân Worden

Inspector