



Penderfyniad ar yr Apêl

Appeal Decision

Ymweliad â safle a wnaed ar 13/06/2013

Site visit made on 13/06/2013

**gan Robert Gardener BSc (TownPlan)
MRTPI**

**by Robert Gardener BSc (TownPlan)
MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

an Inspector appointed by the Welsh Ministers

Dyddiad: 11/07/13

Date: 11/07/13

Appeal Ref: APP/H6955/A/13/2196004

Site address: 8 Church Green, Gresford, Wrexham LL12 8RJ

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 Mrs J Hughes against the decision of Wrexham County Borough Council.
- The application Ref GRE P/2012/0750, dated 26/10/12, was refused by notice dated 21/12/2012.
- The development proposed is a new porch to front of dwelling.

Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the proposed porch on the character and appearance of the building to which it would be attached, the group of buildings with which it would be visually associated and the implications for the special interest of the Gresford Conservation Area in which the property is situated.

Reasons

3. The appeal property, a detached house, is set deep into its plot, away from the cul-de-sac onto which it faces. The proposed porch would sit within the internal corner of the L-shaped layout of the house, where the main, front door is located. The door already has a canopy over which is a straight, sideward extension of the lean-to roof of an adjoining bay-window. The proposal would replace the open canopy with a new enclosed porch built off the corner of the bay at 45° and so cut across the internal corner. It would continue the roof of the bay but would incorporate a small projecting gable to emphasise the repositioned door, supported on posts with an exposed king post, or fan, truss effect on its face. It is this combination of angled frontage and gable which the Council considers out of keeping with what it describes as the simple design of the house and its neighbours.
4. Policy GDP1¹ applies general development principles to all new development. Criterion (a) requires that it should accord with the character of the site and make a positive

¹ Of the Wrexham Unitary Development Plan 1996-2011, adopted 14 February 2005

contribution to the appearance of the nearby locality in terms of, for instance, scale, design and materials. The appeal property is one of a small group of detached houses constructed some 15 years ago within the Gresford Conservation Area. The houses have been designed in a loose, pseudo-Georgian style. The incorporation of common architectural features and the use of a limited palette of materials have created a strong degree of visual unity. I share the Council's view that, overall, this is a high quality and well-designed development.

5. Despite this, the houses have individual features so that, while the main building 'blocks' are relatively simple, there is variety in the smaller attachments such as bays and so on. Because of that, together with the very limited public exposure it would have, I do not consider the filling of the corner with an angled structure as intended would be out of place or harmful. However, the 'rustic' treatment of the projecting gable would be an alien and obtrusive adornment singularly at odds with the overarching character and appearance of the main house and the group to which it visually belongs. That would be contrary to Policy GDP1 as I set out as well as the Welsh Government's intention that good design, appropriate to its context, should be achieved in all development proposals².
6. That would be my conclusion irrespective of the location of the property. However, in this case it is within a designated conservation area in which there is a statutory duty to pay special regard to the desirability of either preserving or enhancing its character or appearance³. That is reflected in the Council's Policy EC7. The Church Green group is a relatively new and self-contained development. For purposes of the statutory duty regard should be had to the overall characteristics of the conservation area which display greater variety than the immediate setting of the site. In that wider context the relatively modest addition would have a limited - but nevertheless negative - impact. On that test, it must be judged to fail to preserve the special qualities of the conservation area and for that reason also the appeal fails.
7. I have considered whether the objection to the single design element which I have identified could be overcome by planning condition. However, in the absence of knowing either the possible alternatives or the consequences for the remainder of the design I consider that such a course of action would not be appropriate.

R G Gardener

Inspector

² E.g. Planning Policy Wales, Edition 5, Chapter 4, Paragraph 4.10.2

³ S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990