

Planning Inspectorate

From: GORDON MACKAY <[REDACTED]>
Sent: 10 December 2013 21:13
To: sharon.williams@wrexham.gov.uk; Wales
Cc: hugh.jones@wrexham.gov.uk
Subject: P/2013/0430 Courtyard Cottage Stonewalls Burton Rossett.
Attachments: P1010402c.jpg; P1010407c.jpg; P1010540 dec c.jpg; P1010542 dec c.jpg; P1010545 dec c.jpg

Dear Sir/Madam

Further to your letter dated 18/11/2013 I would like to bring to your attention a change in circumstance.

Within Mr Baines application dated June 2013 he confirmed that "no trees will be cut down".

I have attached photographs previously submitted to you in July 2013 and a more recent photograph for comparison. At least 3 x large (30-40ft) conifer trees have been removed by Mr Baines, who clearly believes this latest application is a foregone conclusion. The attached photographs further demonstrate how close our property is to the proposed development.

This is my first and only occasion to choose to write to a local council thus hopefully endorsing how stressful and frustrating this is for us. The proposed development (two separate designs) have previously been declined twice therefore I question the need for a local planning department if their professional judgments and decisions can simply be overruled by the Planning Inspectorate.

As per my previous correspondence I still haven't had a council planning representative visit Hollytree and view Mr Baines proposed development from my rear garden. As a Band H council tax payee I find this unacceptable and wish to ask you again for a pre-arranged visit.

We have had a local reputable builder visit recently to carry out internal work on our house. I asked his professional opinion. He stated that he felt that this application should not be granted due to the distance between the dwellings (we asked for an unbiased opinion as Wrexham Borough Council seem reluctant to send a professional adviser) His opinion further confirms that the proposed development would be totally over bearing considering that 5 of our main habitable rooms and rear garden would be overlooked by the proposed development. He added that the proposed windows should have been proposed at a minimum with frosted glass.

The 2 x former rejected design/application reasons have not and will not be overcome therefore as plans have not altered please confirm how the proposed development can even be further considered by the Planning Inspectorate. This development will significantly decrease the privacy of my property which was the entire reason why we moved to Hollytree Rossett. I purchased this house as I didn't want children in my garden being looked at by neighbours. Before Mr Baines's first application he visited my house and stated that he would not build with windows overlooking my garden/house but just as he stated that he would not cut down trees, Mr Baines has decided to change his mind. He clearly has no regard for my privacy nor Wrexham Borough Council's planning application demands.

Wrexham Borough Council has been compassionate to Mr Baines by kindly allowing him to convert a once unused garage/outbuilding into a livable second house in his small cottage garden. If Mr Baines wants to house yet more family members and park 5+ cars surely Wrexham Borough Council should assert their authority once and for all?

I would be grateful if you could respond to the questions through out my e-mail as I really do not understand the latest developments and confused about the current legislation.

Gordon Mackay
[REDACTED]

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