

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 16/01/14

**gan Siân Worden BA DipTP MCD
MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 7 Chwefror 2014

Appeal Decision

Site visit made on 16/01/14

by Siân Worden BA DipTP MCD MRTPI

an Inspector appointed by the Welsh Ministers

Date: 7 February 2014

Appeal Ref: APP/H6955/A/13/2207363

Site address: 3 Laurel Grove Barns, Holt Road, Ridley Wood, Wrexham LL13 9US

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 P Reannev against the decision of Wrexham County Borough Council.
- The application Ref HOL P/2013/0523, dated 23 July 2013, was refused by notice dated 28 August 2013.
- The development proposed is a sun lounge extension.

Decision

1. The appeal is dismissed.

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 and surrounding area by reason of its scale and design.

Reasons

3. The appeal building is in a rural setting and was originally a barn which has now been converted into dwellings. The proposal is for a ground floor extension to one of these. This would be slightly over 5m wide and about 2.9m deep with the highest point of its mono-pitch roof reaching up to just under the eaves of the main building. The conversion of the barn has been achieved without altering the modest, agricultural proportions of the original building but the extension proposed would be detrimentally out-of-scale with it.
4. The proposal is intended as a sun lounge and includes a large amount of glazing. The dimensions of the panes and the lack of separation between them would be uncharacteristic of the main building. In particular, the large, undivided window on the northern side of the proposed extension would be out-of-keeping. I do not consider that the amount of glazing and the retention of the existing brickwork on the inner wall would ameliorate the overall negative impact of the proposed extension.
5. The other side elevation would be on the boundary with the neighbouring dwelling and would not contain any fenestration. Here the unrelieved expanse of brick would make

the proposed extension particularly conspicuous, especially as the roof pitch proposed would be shallower than, and inconsistent with, that of the original building.

6. The communal parking and garage area is separated from the adjoining rear gardens by head-height timber fencing but much of the rear elevation of the converted barn is clearly visible from that area and at the entrance to the complex. The proposed extension would be the only projection from that elevation and, by reason of its scale and design, an obtrusive and damaging addition. Consequently, the proposed extension would not accord with the character of the site or make a positive contribution to the appearance of the nearby locality. It would fail to comply with Policy GDP1 of the Wrexham Unitary Development Plan 1996-2011, adopted 2005.
7. The rear boundary of No. 3 is marked with a post and wire fence leaving the rear garden open to view from across the adjoining fields. The B road bends sharply at a point to the east of Laurel Grove Barns such that the affected elevation can be seen by those travelling along it. I do not consider, however, that the proposed extension would be so apparent as to have a significant negative impact on the countryside and it would not, therefore, be contrary to UDP Policy PS2.
8. I appreciate that the dwellings are small and that the appellant needs additional living accommodation. That is not, however, a compelling reason to allow a proposal which would be detrimental. I have taken all the matters raised into consideration but not found any sufficient to outweigh the harm which would be caused.
9. For the reasons given above I conclude that the appeal should be dismissed.

Siân Worden

Inspector