

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 27/01/14

gan Richard E. Jenkins BA (Hons) MSc MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 14 Chwefror 2014

Appeal Decision

Site visit made on 27/01/14

by Richard E. Jenkins BA (Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Date: 14 February 2014

Appeal Ref: APP/H6955/A/13/2208710

Site address: New Road Baptist Church, New Road, Wrexham, Clwyd, LL11 2HD

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 Trow against the decision of Wrexham County Borough Council.
- The application Ref WRR P/2013/0584, dated 19 August 2013, was refused by notice dated 27 September 2013.
- The development proposed is the erection of garage.

Decision

1. The appeal is dismissed.

Procedural Matter

2. I have taken the description of development from the Council's Notice of Decision as it provides a more accurate description of the development proposed.

Main Issue

3. This is the effect of the proposed development on the character and appearance of the area.

Reasons

4. At the time of my site visit, the appeal property was in the process of being converted to form residential accommodation. The former church comprises a detached red brick building located within a wider row of terraced properties. The property is set back a significant distance from the public highway and as such represents a visual break in the street scene. The appeal proposal would erect a garage within the grounds of the appeal property, for the purposes of residential storage.

5. The proposed garage would be sited to the front of the former church, thereby acting as a screen for the proposed amenity space to the front of the appeal property. The proposed structure would be carefully sited not to extend beyond the building line of the terraced properties in the street and would not incorporate any openings fronting the highway. Nevertheless, the garage would be located in an otherwise open frontage that makes an important contribution to the character and setting of the former Church. I acknowledge that the scale would be commensurate with a residential garage and that materials would match the existing structures on site. However, by virtue of its prominent siting, the proposed development would materially detract from the character and appearance of the former Baptist Church.
6. Furthermore, given the location of the appeal site within an established row of terraced properties, the proposed garage would represent a discordant form of development that would constitute an incongruous addition in the street scene.
7. For these reasons, I conclude that the proposed development would represent an incongruous feature that would detract from the open aspect of the appeal property. As such it would cause material harm to the character and appearance of the area. Accordingly, it would conflict with Policy GDP1(a) of the Wrexham Unitary Development Plan which aims to ensure that development accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
8. Therefore, having considered all matters raised, including those raised by interested parties, I conclude that the appeal should be dismissed.

Richard E. Jenkins

INSPECTOR