

Mr. D. Williams
5 Briar Close
Cross Lanes
Wrexham
LL13 0QB

Reference 2204563

17th October 2013

Dear Sir / Madam

Proposed Extension at
2 Briar Close, Cross Lanes, Wrexham

I refer to the above planning application which was refused by Wrexham Council's Planning Committee on 1st July 2013. This was the second refusal, the first application being dismissed on Appeal.

The previous concerns related to the effects of the proposed development on the character and appearance of the existing building and the surrounding area, and on highway safety. The revised scheme would appear to address the latter by providing additional parking to the site of the dwelling. However, the substantive issue remains to be the impact of the proposed extension, specifically regarding its relationship to the main dwelling and the wider streetscene.

The previous Inspector highlighted a number of deficiencies in the design details which prevented him from being able to determine that the appearance of the proposed development would be acceptable. Notwithstanding the above, I would suggest that it is the actual form, siting and relationship with the original dwelling which is the main concern. The proposal involves a large side extension which is disproportionate in scale and jars with the strong vertical emphasis of the dwelling when viewed from Briar Close. It would create a clear imbalance with the existing dwelling. This would result in a form of development that would be at odds with this relationship and create a discordant extension in an incongruous position. The extension would also appear contrived and more related to the opportunity to increase the height of the existing garage than any considered approach to the characteristics of the existing dwelling or the area.

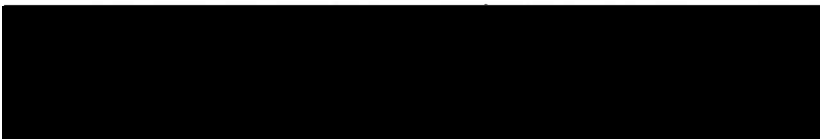
The previous Inspector stated that "from the street it would appear to be an independent semi-detached dwelling". By its very nature therefore it does not fit into the existing streetscene. Its relationship in terms of its siting (set back) and limited physical connectivity with the existing dwelling, together with a

separate front door and spacing of windows only serve to reinforce its physical separation, particularly when viewed from Briar Close. The concern here is not the independent use of the granny annex, but its physical appearance as a separate unit and how it fits into the area. No attempt has been made, for example, to make the extension look like it forms part of the existing dwelling. Even with additional detail, the key design elements remain the same which only serve to reinforce the appearance of a separate dwelling. In fact, the previous Inspector in his assessment of the character of the area uses the phrase "pleasingly unified". The actual design here however works against this and is not representative of a development which is consistent with the current architectural theme of the Close.

Whilst there is variety in the type and size of other buildings within the cul-de-sac, none vary to the extent which is being proposed here. Its form and design would result in a house type which would not accord with the general proportions of houses elsewhere in Briar Close. I therefore consider the proposal contrary to UDP Policy GDP1(a) as it would not accord with the character of the site and does not make a positive contribution to the appearance of the area.

The Welsh Assembly Government is strongly committed to achieving the delivery of good design from "householder extensions to new mixed use communities". (TAN 12) Design considerations should not be given any less weight because it is 'only an extension'. The scheme was unacceptable previously and notwithstanding the parking arrangements, the only additional information provided with this submission relates to ridge tile details and brick banking to match the existing dwelling. Surely, this alone cannot overcome the previous concerns of the Council on design grounds and I cannot accept that the Inspector might have come to a different conclusion had these minor details been provided in the first place.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Mr David Williams