

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk



COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference: **P2011 0377 & P/2011/0111**

Address of site

**ALYNDENE, CHESTER ROAD,
ROSSETT, WREXHAM**

Postcode
(if known)

LL12

SENDER DETAILS

Name

JOHN COOPER-POOLE

Acting On Behalf Of

(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

NEIGHBOUR/VILLAGER

What kind of representation are you making?

OBJECTION

YOUR COMMENTS ON THE CASE

Please provide your representation below.

The proposed development is inappropriate for the following reasons:

The site is visually significant being on a bend and highly visible, especially in the approach to the village from the south, where the road takes an attractive sweep to the right between the open space of the churchyard on the left and the trees of Alyn Cottage on the opposite side of the road. Any development on this site would be unduly intrusive.

Alydene is a semi-detached house and as such needs to be seen in proper relation to its neighbour, the two having been designed as a single architectural unit. Each half of the unit is balanced by an equal garden to their sides. To build on one of these gardens would completely destroy the balance of the original concept. Frankly, it would be a piece of architectural bad manners, and it is surprising that anyone claiming to be an architect could be party to it.

Alydene is a nice house in a pleasant setting with a useful garden. To build in the garden would detract greatly from the advantages of the house. What is the point of spoiling a nice house just to build another one? It seems a pointless exercise. I am sure that any valuer would confirm that Alydene would be worth less after the proposed development than it is now.

The proposed development is a blatant example of "garden grabbing" which is now generally regarded as something to be discouraged.

The proposed development would have a seriously detrimental effect on the setting of the church and village war memorial, both of which are, as it happens, listed buildings.

The houses between Alydene and the Golden Lion are all spaced at good intervals with their gardens, and this gives a pleasing character to the village. To start reducing this spacing would have a serious impact on the character of the village and is a matter of concern not just to immediate neighbours but to all who, like myself, regard the village as home, and use its amenities on a daily basis.