

Dear Sir/Madam,

Planning Reference P/2011/0377 & P/2011/0111
Welsh Assembly Government Ref: P/2011/0377 -H6995/A/11/2158669
P/2011/0111 - H6955/A/11/2158667

We refer to the abovementioned Appeals and wish to register our objection to the proposed development.

In the original application, the Planning Officer did not appear to have due regard to Local Planning Guidance Notes No 21 - Space Around Dwellings. It is our contention that the site is not of suitable size for development as proposed and will also have a significant impact upon not only the street scene, but the setting of a Grade 2 Listed Building, namely, Christ Church, Rossett.

The Planning Committee reached the correct decision on 13 May 2011 in which they expressed the considered opinion that the proposal would involve the infilling of a sensitive and visually prominent gap within the existing street frontage. It was also considered that the loss of such a space would have an adverse effect upon the wider visual amenities of the area.

The second application, in outline, showed little variation from the original application and it was rejected by the Planning Officer and that decision was endorsed by the committee. Accordingly, we confirm our support for the decisions taken by the Planning Committee.

It is understood that the proposed Rossett Conservation Area, which will include this site if approved, has met with considerable local support and makes specific reference to the location and setting of Christ Church and stresses that the nature of this setting must be maintained.

Accordingly, we respectfully request the the appeal be dismissed and that the decision of the Council be upheld.

Yours sincerely,

Stephen Hatton

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