



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 11/11/10

gan Gareth A. Rennie MRTPI FRGS

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 10/12/10

Appeal Decision

Site visit made on 11/11/10

by Gareth A. Rennie MRTPI FRGS

an Inspector appointed by the Welsh Ministers

Date: 10/12/10

Appeal Ref: APP/H6955/A/10/2134736

Site address: Crymbal Cottage, Crabtree Green, Eyton, Wrexham, LL13 0YF

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 & Mrs C Edwards against the decision of Wrexham County Borough Council.
- The application Ref ERB P/2010/0421, dated 10 May 2010, was refused by notice dated 22 June 2010.
- The development proposed is alterations and extension to existing garage to form attic roof space.

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

3. Crymbal Cottage lies in open countryside to the south of the village of Eyton. The surrounding area is characterised by scattered farmsteads and small groups of houses amongst open agricultural fields, mostly with hedged boundaries, and occasional areas of woodland. Crymbal Cottage consists of a large, extended two storey farmhouse set within a lawned garden. To the side of the appeal property is an area containing the existing garage and stable block, together with parking and circulation areas.
4. The appeal site consists of an existing single storey double garage. It is of brick construction with a simple single pitched slate roof. The proposal is for the extension of this garage to provide a first floor room and a side extension to supply a staircase. This would result in an increase in height of the existing roof and the installation of two dormer windows on its rear elevation and one on its front, together with additional rooflights.
5. Taken together with the retained stables the resulting building would not appear as an outbuilding and would not appear subservient to the existing house and its garden. The additional height and bulk of the proposal together with the added dormer windows at first floor level, would make it highly visible within the existing group of

buildings and from the surrounding agricultural landscape. The screening afforded by the existing hedges and field boundaries would not be sufficient to protect the character of the surrounding countryside.

6. The dormers would be particularly prominent and the circular window in the front dormer would be an incongruous feature. The overall effect would be to give the extended building the appearance of a small separate dwelling rather than an outbuilding. For these reasons I consider that the development would undermine the character of the existing house and its grounds as a whole, and the character and appearance of the surrounding countryside.
7. For these reasons I consider the proposal conflicts with policy GDP1 of the Wrexham Unitary Development Plan which seeks to protect the character and appearance of the locality.
8. Consequently for the reasons given above, and having considered all other matters raised, I conclude that the appeal should be dismissed.

Gareth A. Rennie

Inspector