



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 10/05/10

Appeal Decision

Site visit made on 10/05/10

gan/by Gareth A. Rennie MRTPI FRGS

**Arolygydd a benodir gan Weinidogion
Cymru**

**an Inspector appointed by the Welsh
Ministers**

Dyddiad/Date 02/06/10

Appeal Ref: APP/H6955/A/10/2122358

**Site address: Plot 2, Parsonage Farm, Bottom Road, Summerhill, Wrexham,
LL11 4TR**

**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 Thomas Bellis against the decision of Wrexham County Borough Council.
- The application Ref GWE P/2009/0644, dated 27 July 2009, was refused by notice dated 5 October 2009.
- The development proposed is a single storey covered link to provide rear porch/utility and glazed conservatory.

Decision

1. I allow the appeal, and grant planning permission for a single storey covered link to provide rear porch/utility and glazed conservatory at Plot 2, Parsonage Farm, Bottom road, Summerhill, Wrexham, LL11 4TR in accordance with the terms of the application, Ref GWE P/2009/0644, dated 27 July 2009, and the plans submitted with it.

Procedural matter

2. I note that the development which is the subject of this appeal has already been carried out.

Main issue

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

Reasons

4. The appeal building is a large detached house, one of a pair of houses on the site of a former farm. An adjacent outbuilding has also been remodelled to provide ancillary accommodation to the house on plot 2. The development in this case is a rear porch and conservatory link between the house and ancillary building.

5. The conservatory link is small compared to the overall scale of the house and adjacent building. Whilst it increases the size of the building as a whole and physically links the two elements, I consider that overall it remains in scale with the building and is a subservient addition to it. The resultant building is in scale with the site and indeed could be considered to be reminiscent in form of farm buildings centred around a courtyard.
6. The building is sited in open countryside but its position close to existing buildings and a road junction mean that it is not a prominent feature in the countryside. Moreover the glazed panels in the link allow a visual link to be maintained through the building into open countryside at the rear.
7. The overall increase in size of the extended house could be considered to be outside the guidance contained within the Council's Local Planning Guidance Note 13. Nonetheless I consider that, for the reasons given above, the addition does not harm the character and appearance of the existing building or the surrounding countryside. Indeed I consider that the link addition provides for a more legible and orderly form of development. As a result I consider that the development meets the aims of policies GDP1 and H10 of the Wrexham Unitary Development Plan.
8. Consequently for the reasons given above, and having considered all other matters raised, I conclude that the appeal should be allowed. As the appeal relates to the retention of development already carried out, no conditions are necessary.

Gareth A. Rennie

Inspector