



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 12/04/10

Appeal Decision

Site visit made on 12/04/10

gan/by Mr A Thickett BA(Hons) BTP MRTPI DipRSA

**Arolygydd a benodir gan Weinidogion
Cymru**

**an Inspector appointed by the Welsh
Ministers**

Dyddiad/Date 28/04/10

The Welsh Ministers have transferred the authority to decide these appeals to me as the appointed Inspector.

Site address: 1 Rackery Hall Mews, Rackery Lane, Llay, LL12 0QB

Appeal A: APP/H6955/A/10/2121027

- 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 James Stuart Humphreys against the decision of Wrexham County Borough Council.
- The application Ref LLA P/2009/0875, dated 21 October 2009, was refused by notice dated 8 December 2009.
- The development proposed is to rebuild the existing wall and replace the existing gate between the house and garage south east elevation, retrospective 2009.

Appeal B: APP/H6955/A/10/2122975

- 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 James Stuart Humphreys against the decision of Wrexham County Borough Council.
- The application Ref LLA P/2009/0874, dated 21 October 2009, was refused by notice dated 8 December 2009.
- The development proposed is the erection of a brick wall of varied height and arched gateway and windows (false) to rear of garage enclosing communal car park area (retrospective).

Decision

1. I allow the appeals and grant planning permission for:

Appeal A; To rebuild the existing wall and replace the existing gate between the house and garage south east elevation, retrospective 2009 at 1 Rackery Hall Mews, Rackery Lane, Llay, LL12 0QB in accordance with the terms of the application, Ref LLA P/2009/0875, dated 21 October 2009 and the plans submitted with it.

Appeal B; The erection of a brick wall of varied height and arched gateway and windows (false) to rear of garage enclosing communal car park area (retrospective) at 1 Rackery Hall Mews, Rackery Lane, Llay, LL12 0QB in accordance with the terms of the application Ref LLA P/2009/0874, dated 21 October 2009 and the plans submitted with it.

Main Issues

2. The main issues are:

Appeals A and B

- the impact of the proposals on the character and appearance of the area

Appeal A

- the impact of the proposal on the setting of the converted barns and Rackery Hall (Grade II listed building)

Reasons

3. The appellant has built two walls; one links his property to a garage block to the rear of his house (Appeal A). The second runs from the rear of the same garage block for a short length of the shared boundary between the appellant's garden and a parking area (Appeal B).
4. Rackery Hall Mews is a development of converted farm buildings formerly associated with Rackery Hall which lies immediately to the south. A link is retained due to the physical juxtaposition but it seems to me that functionally they are now separate entities.
5. With the exception of an arched gateway, the Council has no objection to the wall linking the house to the garage. The arch is formed in stone, it is gothic in design and not of a style one would normally associate with 19th century farm buildings. However, the conversion of the farm buildings has resulted in the creation of a modern residential development which, in my view, is of a different character to its former use. A number of residents have put their own stamp on their properties which together with well tended gardens and neat frontages reinforces the domesticity and further dilutes the historical agricultural link with the Hall. Although not historically correct, as a consequence of these changes, I do not consider that this minor feature is out of keeping with the converted barns.
6. The walls around the Hall form a strong boundary and the appellant's house is further separated from the Hall by a second garage block and driveway. In light of this separation and for the reasons given above, I do not consider that the arch has an adverse impact on the setting of Rackery Hall or that it has a detrimental impact on the character and appearance of the area.
7. The wall to the rear of the garage block is built to look like a ruined wall incorporating an arched gateway and false windows. It could be described as a modern folly and, in my view, is a whimsical piece more likely to amuse than offend those walking past on the public right of way. Its appearance will soften as it weathers and I consider it to be in keeping with its rustic surroundings.

Conclusions

8. For the reasons given above and having regard to all matters raised, I find that the walls do not have an adverse impact on the character and appearance of the area or the setting of the converted barns and Rackery Hall. I conclude that the proposals comply with Policies PS2, EC9 and GDP1 of the Wrexham Unitary Development Plan 1996-2011, adopted 2005 and that the appeals should be allowed.

Anthony Thickett

Inspector