

the main entrance to that block, and faces onto the road. Whilst Bellevue Court is a residential development the surrounding area as a whole is one of mixed commercial and residential development. A large garage is located to the rear of the appeal site and there is a significant amount of commercial development along the A5152 Pen-y-Bryn.

4. The appeal site is separated from the bulk of Bellevue Court and has a more direct relationship with the mixed development to the east. Its ground floor location and direct access mean that customers of the salon and visitors to the site office would enter and leave fairly easily. The salon in particular would attract more visitors than would normally be expected to a residential unit. Nevertheless this is a busy area and I consider that the ease of access and the nature of the proposed development would minimise any disturbance to nearby residents. I also consider that a condition limiting the opening hours of the proposed use would also effectively limit any disturbance to when residents are less likely to be home.
5. For these reasons I consider that the proposed change of use is unlikely to lead to an unacceptable level of disturbance from customers and visitors that would significantly harm the living conditions of residents of adjacent properties. Consequently the proposal does not conflict with policy GDP1 of the Wrexham Unitary Development Plan (UDP) which seeks to protect the amenity of local residents.
6. There is some parking available to the proposed uses within the Bellevue complex. The site office could be served by the existing parking space allocated to apartment No.45. There are also some parking spaces allocated to visitors within the complex which could be available during times when visitors to residents of the apartments are less likely to be utilising these spaces. In addition to these there also spaces that could be used within Tenters Square, adjacent streets and a nearby Car Park. The location of the proposal is unlikely to lead to illegal parking which, nevertheless, could be controlled by existing restrictions and associated enforcement.
7. In addition the appeal site is also situated within walking distance of the centre of Wrexham, and appears well served by public transport opportunities. It is also within walking distance of a large number of residential properties. Customers without cars may be attracted to the proposed salon because of this level of accessibility. I accept that this area may be busy at times but I conclude that for the reasons given above that the proposed change of use is not likely to lead to a significant level of additional congestion or lead to ad hoc parking that would have a harmful effect on road safety.
8. Consequently for the reasons given above, and having considered all other matters raised I conclude that the appeal should be allowed.

Gareth A. Rennie

Inspector



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 29/09/09

Appeal Decision

Site visit made on 29/09/09

gan/by Gareth A. Rennie MRTPI FRGS

**Arolygydd a benodir gan
Weinidogion Cymru**

**An Inspector appointed by
the Welsh Ministers**

Dyddiad/Date 03/11/09

Appeal Ref: APP/H6955/A/09/2108986

Site address: 45 Bellevue Court, Pen-y-Bryn, Wrexham, LL13 7LY

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 Kerry Wytcherley against the decision of Wrexham County Borough Council.
- The application Ref WRO P/2009/0370, dated 30 April 2009, was refused by notice dated 1 June 2009.
- The development proposed is change of use of apartment number 45 to use as a site office and hair/beauty salon. (Lounge and bed 1 will be salon. Bed 2 will be site office).

Decision

1. I allow the appeal, and grant planning permission for change of use of apartment number 45 to use as a site office and hair/beauty salon. (Lounge and bed 1 will be salon. Bed 2 will be site office) at 45 Bellevue Court, Pen-y Bryn, Wrexham, LL13 7LY in accordance with the terms of the application, Ref WRO P/2009/0370, dated 30 April 2009, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than five years from the date of this decision.
 - 2) The use hereby permitted shall not be open to customers outside the following times: 0900 -1700 Monday to Friday, 0900 to 1600 Saturdays. The use shall not be open at any time on Sundays or Bank Holidays.

Main issues

2. The main issues in this case are the effect of the proposal on the living conditions of nearby residents and the effect of the proposal on road safety.

Reasons

3. Apartment No. 45 is located on the ground floor of that part of the Bellevue Court apartment complex which faces on to Tenters Square. It has direct access from