



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 25/01/21

**gan Declan K Beggan, BSc (Hons) MSc
DipTP DipMan MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 2nd February 2021

Appeal Decision

Site visit made on 25/01/21

**by Declan K Beggan, BSc (Hons) MSc
DipTP DipMan MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 2nd February 2021

Appeal Ref: APP/H6955/A/20/3262356

Site address: 2 Saxon Street, Wrexham, LL13 7BD

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 Marcin Piaskowski against the decision of Wrexham County Borough Council.
 - The application Ref: P/2020/0473 dated 17 July 2020, was refused by notice dated 12 October 2020.
 - The development proposed is described as remove hedge and install fence above 1M in height around the property (in retrospect).
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The description of the proposed development differs on the planning application form to that stated on the Council's refusal notice. I consider the description as given on the latter and copied into the banner heading above is more accurate and it is on this basis that I have determined the appeal. As stated above, the proposal is already in situ.

Main Issue

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

Reasons

4. The appeal property is located within a largely residential area of Wrexham on a corner plot that faces onto the junction of Saxon Street and Bryn Y Cabanau Road. The close boarded timber fencing varies in height from approximately 1.4-1.5 metres fronting onto Saxon Street and continuing around the corner slightly into Bryn Y Cabanau Road, with the rest being some 1.7-1.8 metres high as it fronts onto Bryn Y Cabanau Road. The fencing would enclose the front, side and rear garden of the property. The fence along Bryn Y Cabanau Road would be positioned adjacent to a set of timber gates of similar height.

5. The area is primarily characterised by front/side gardens which border the road with low brick walls, hedges and railings. I noted a number of properties utilised timber fencing, nonetheless these were few in number and generally were low in height.
6. Contrary to the appellant's view, I consider the fencing due to its height and extent along the property boundaries appears as a conspicuous, prominent and intrusive feature in a street scene that is relatively devoid of such development. The close boarded fencing standing in places at approximately 1.8 metres high and directly abutting the road is an intrusive feature that appears at odds with the general character and appearance of properties in the surrounding area whose boundary treatments adjacent to the road are generally more open in aspect, or more visually subdued due to the use of landscaping irrespective of its height, low level brick walls or low level fencing. The generally open vista of the street scene is materially eroded by the enclosing nature of the development as erected, to the detriment of the visual amenities of the area.
7. The appellant states the fence is safer for pedestrians and car drivers as it improves visibility and reduces rubbish in the vicinity, however as the works have already been carried out I cannot reasonably compare how the current proposal has materially achieved such improvements over that which previously existed, or for that matter whether the works were actually necessary to achieve such results; I therefore attach little weight to these matters.
8. In support of the proposal the appellant drew my attention to a similar fence that has been erected at the other end of Saxon Street. I saw this type of fence very much in the minority and the exception to the general character of boundary treatment to properties in the area and I do not know the circumstances of how that particular fence was erected or even if planning permission was sought.
9. The appellant states that for financial reasons he would not be in a position to lower the fence should his appeal be unsuccessful, however that is not a matter I can consider within this appeal process.
10. Drawing the threads of the above together, for the reasons given above, the development subject to this appeal, would be detrimental to the character and appearance of the area, and therefore be contrary to policies GDP1 and PS2 of the adopted Wrexham Unitary Development Plan which collectively seek to safeguard visual amenity.

Conclusion

11. For the reasons outlined above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.
12. In reaching my decision, I have taken account of the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives as required by section 8 of the Act.

Declan K Beggan

INSPECTOR