

The Planning Inspectorate

HOUSEHOLDER PLANNING APPEAL FORM WALES (Online Version)

WARNING: The appeal **and** essential supporting documents must reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/H6955/D/21/3276766

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Dr Jem Warren

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes

☐ No



C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Wrexham County Borough Council

LPA reference number

WRO P/2021/003

Date of the application

05/01/2021

Did the LPA issue a decision?

Yes

☒ No



Date of LPA's decision

15/04/2021

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes

☒ No



Address

Blythwood
112 Norman Road
Wrexham
LL13 7BE

Is the appeal site within a Green Belt?

Yes

☐ No



Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes

☒ No



Please describe the health and safety issues

The garden is level with the top of the retaining wall, along approx 10m of the length from the boundary to the gateway; with a drop of 4ft to the pavement below. Without a physical barrier there is a significant risk to the elderly residents of the property as a fall over such a distance may result in serious physical injury.

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes

☐ No



Please enter details of the proposed development. This should normally be taken from the planning application form.

When we moved into the property the garden was bounded by large Leylandii conifers, which were removed on the advice of the WBC Arboreocultural Officer. The exposed garden was replanted with a wide range of trees and shrubs, including Hazel, Dog Rose, Crab Apple, Cherry, Golden Willow, Weeping Elm and Red Oak. We have also moved many of the Holly and Yew saplings from the garden to the boundary. We requested permission to retain the fencing on the Bennion's Road side of the garden as no objections had been received from residents in that area. We asked for permission to retain the fencing on the Norman Road side of the garden until such time as the hedging that has been planted and the additional plants which the area will be supplemented with, have grown to a size that they form a natural barrier to the garden. We would ask that we be permitted to supplement the hedging with a chain link fence through the middle, which would be invisible once the plants had become established but which would add additional security for the property.

Area of floor space of proposed development (in square metres)

70

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has;

1. Refused planning permission.



2. Refused permission to vary a condition(s).



3. Refused prior approval of permitted development rights.



G. PREFERRED PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations



(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Yes

☐ No



(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

Yes

☒ No



Please explain.

The nature of the site is such that the view of the wall and garden is very different from the roadway compared to the interior of the garden, given the differences in height between the retaining wall, the level of the garden and the distance to the roadway at different points in the garden. We would request that the Inspector visits the site to review what is possible. If the plan is rejected we would ask what would be acceptable to ensure the safety and security of the residents.

2. Hearing



3. Inquiry



H. GROUNDS OF APPEAL

The grounds are set out in

Have you made a costs application with this appeal?

Yes ☐ No



I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;



CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:



CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.



I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.



(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.



(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.



J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.



02. A copy of the LPA's decision notice.



03. Any other plans, documents or drawings relating to the application which were not sent to the LPA (this should not include any plans, documents or drawings relating to amendments to the application proposed after the LPA have made their determination).



K. ADDITIONAL INFORMATION

Is flooding an issue?

Yes ☐ No



Does the development affect the setting of a listed building?

Yes ☐ No



Is the appeal site within an Area of Outstanding Natural Beauty (AONB)?

Yes ☐ No



Does the site lie within a Conservation Area?

Yes ☐ No



Does the site lie within green wedge?

Yes ☐ No



L. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes ☐ No



M. NOW SEND

Send a copy to the LPA

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<http://gov.wales/topics/planning/appeals/make-an-appeal/sending-a-copy-to-the-council/?lang=en>

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section: GROUNDS OF APPEAL

Document Description: The grounds of appeal

File name: Planning Appeal - Supporting Information.pdf

File name: Planning Appeal - Supporting photographs 8.pdf

File name: Planning Appeal - supporting photographs 10.pdf

File name: Objection Response and Evidence.pdf

File name: Planning Appeal - Supporting photographs 9.pdf

File name: Planning Appeal - Supporting photographs 4.pdf

File name: Planning Appeal - Supporting photographs 3.pdf

File name: Planning Appeal - Supporting photographs 5.pdf

File name: Planning Appeal - Supporting photographs 7.pdf

File name: Planning Appeal - Supporting photographs 2.pdf

File name: Planning Appeal - Supporting photographs 6.pdf

File name: Planning Appeal - Supporting photographs 1.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 01. A copy of the original application form sent to the LPA.

File name: P 2020 0212 report.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 02. A copy of the LPA's decision notice.

File name: 2021 0003[2].pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 03. Any other plans, documents or drawings relating to the application which were not sent to the LPA (this should not include any plans, documents or drawings relating to amendments to the application proposed after the LPA have made their determination).

File name: 112 Norman Road location plan.pdf

File name: 112 Norman Road site plan.pdf

Completed by DR JEM WARREN

Date 09/06/2021 16:57:47