
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 19/04/21

gan **Richard E. Jenkins, BA (Hons) MSc MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 6/5/21

Appeal Decision

Site visit made on 19/04/21

by **Richard E. Jenkins, BA (Hons) MSc MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 6th May 2021

Appeal Ref: APP/H6955/A/21/3266540

Site address: Elm Villa, Wrexham Road, Marchwiel, Wrexham, LL13 0PF

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 Daniel Evans against the decision of Wrexham County Borough Council.
 - The application Ref: P/2020/0318 dated 8 June 2020, was refused by notice dated 20 October 2020.
 - The development proposed is a new dwelling and alteration to access.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. I have taken the description of development from the Council's Notice of Decision. As this is consistent with that outlined on the Appeal Form, I am satisfied that there is no prejudice in this respect.

Main Issue

3. This is the effect of the proposed development upon the character and appearance of the area.

Reasons

4. The appeal relates to a parcel of land located to the rear of Elm Villa which represents a recently refurbished and well-proportioned dwelling that fronts Wrexham Road in Marchwiel, Wrexham. The appeal proposal seeks planning permission to erect a new dwelling that would utilise an existing access that would be widened as part of the development. The proposed dwelling would be broadly equidistant from Elm Villa and Casa Feliz, which is located off Bells Way to the rear, and would be orientated in a perpendicular arrangement to Elm Villa.
 5. With the exception of a number of cul de sac style developments located off Wrexham Road, the immediate vicinity is characterised by frontage development. The proposed dwelling would be sited directly behind Elm Villa and would therefore represent a form of tandem development that would conflict with the predominant pattern of development in the area. Whilst the proposed dwelling would be largely screened
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from the south, it would be clearly visible along the A525 Wrexham Road via the substantial gap between Elm Villa and Grove Cottage to the north. From such vantage points, the dwelling would appear as a contrived form of development that would, by reason of its siting, scale, orientation and overall relationship with Elm Villa, appear as a discordant feature in the street scene. I therefore find that the development would cause material harm to the character and appearance of the area and thereby conflict with the aims of Policy GDP1(a) of the adopted Wrexham Unitary Development Plan (UDP). For the same reasons, the development would also conflict with the placemaking principles that underpin national policy.

6. I note the lack of objections from neighbouring occupiers and also note the fact that the development would make a positive contribution towards the local housing land supply. However, a lack of local opposition is not on its own a sound reason for granting planning permission and, given that it would only result in a single dwelling, I do not consider that the contribution to the housing land supply justifies the identified harm. Indeed, I am aware that the emerging LDP is at an advanced stage of preparation and that would hopefully provide a strategic approach to local housing land supply issues. I have considered the appeal decision cited by the appellant. However, the circumstances of that case appear to be materially different to that proposed in this instance. As such, it does not weigh heavily in favour of the appeal. Rather, I consider the aforementioned harm and associated policy conflict to significantly outweigh the arguments advanced in favour of the development. For this reason, and having considered all matters raised, I conclude that the appeal should be dismissed.
7. In coming to this conclusion, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WBFG Act). I have taken into account the ways of working set out at section 5 of the WBFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WBFG Act.

Richard E. Jenkins

INSPECTOR