



The Planning Inspectorate Yr Arolygiaeth Gynllunio

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Further information about us is available on the Welsh Government website at
<http://gov.wales/topics/planning/appeals/?lang=en>

HOUSEHOLDER APPEAL

If you need this document in large print, on audio tape, in Braille or in another language, please contact our Helpline on 0303 444 5940. **To help you fill in this form correctly please refer our Procedural guide for Wales.**

WARNING: Your appeal must reach The Planning Inspectorate within 12 weeks from the date of the Local Planning Authority's decision notice. (NOTE: If any of the "Essential supporting documents" listed in Section K are not received by us within the 12 week period, the appeal will not be accepted)

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. APPELLANT – The name of the person(s) making the appeal must appear as an applicant on the planning application form. **If this is not the case the appeal may not be registered.**

Name	MR & MRS B SCOTT
Organisation Name (if applicable)	NOT APPLICABLE

B. AGENT (if any) FOR THE APPEAL

Name	NONE
Organisation Name (if applicable)	NONE
Reference	NONE

C. LOCAL PLANNING AUTHORITY (LPA)

Name of the LPA	WREXHAM COUNTY BOROUGH COUNCIL
LPA's application reference number	BAN P/2020/0291
Planning Application form dated	31/05/2020
Date of LPA's Decision notice (if issued)	11/09/2020

D. APPEAL SITE ADDRESS

Address	"PANJA" ABBEYGATE WALK, BANGOR ON DEE WREXHAM
Postcode	LL13 0BA.

	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? <i>*If yes, please explain in your grounds of appeal (section H)</i>		NO

	YES	NO
Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?	YES	
Is it essential for the Inspector to enter the site to check measurements or other relevant facts? * If the answer is 'YES' please explain below		NO

NOTE: The Inspector will usually visit the site unaccompanied by either party. However, if the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts, we will contact you to arrange access for the Inspector.

E. DESCRIPTION OF THE DEVELOPMENT

Please enter details of the proposed development. This should normally be taken from the planning application form, but if the application was revised while it was with the local planning authority for consideration, you may enter a description of the revised scheme. Please enclose a copy of the LPA's agreement to the change.

PROPOSED FRONT EXTENSION

Area of floor space of proposed development (in square metres)	14.06 m ²
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	YES	NO
Has the description of the development changed from that entered on the application form?		NO
Is flooding an issue?		NO
Does the development affect the setting of a listed building?		NO
Is the appeal site within an Area of Outstanding Natural Beauty?		NO
Does the site lie within a conservation area?		NO
Does the site lie within a green belt/green wedge?		NO

F. REASON FOR THE APPEAL

This appeal is against the LPA's decision to:

Please tick which applies



1.	Refuse planning permission	☒
2.	Refuse an application to vary or remove a condition attached to a previous permission	☐

G. OTHER APPEALS

If you sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

THE GREENHAM UNITARY DEVELOPMENT PLAN
WE READ THE PROPOSAL AND WE WOULD NOT
MAKE INTERESTING WITH SOME EARTH AND VARIATION
ABOUT A 1.5 HECTARE EAST CORNER

LYQUE

H. FULL STATEMENT OF CASE

This is your **only** opportunity to make your case against the LPA's decision to refuse planning permission or to refuse an application to vary or remove a condition attached to a previous permission. Therefore please provide your **FULL** statement of case. Please refer to our Procedural Guide for Wales for further information.

Please continue on a separate sheet if necessary

THE REASON FOR THE PLANNING DECISION STATES THAT THE PROPOSED EXTENSION WOULD RESULT IN A HARMFUL INTRUSION INTO THE STREET SCENE AND THEREFORE CONFLICTS WITH POLICY GDP(a) OF THE WREXHAM UNITARY DEVELOPMENT PLAN.

WE FEEL THE FRONTAGE OF "PANIA" WOULD LOOK MORE INTERESTING WITH SOME DEPTH AND VARIATION WITHIN A LANDSCAPED FRONT GARDEN.

THE MAJORITY OF EXISTING PROPERTIES HAVE SOME VARIATION TO THEIR FRONTAGES ON WHITCHURCH ROAD.

I FEEL THE WORD "HARMFUL" IS NOT APPROPRIATE AS THE BUNGALOW IS NOT VERY IMPOSING AT THE MOMENT.

THE PROPOSED EXTENSION WOULD BE BUILT IN MATERIALS TO MATCH THE EXISTING BUNGALOW.

THE ADJOINING PROPERTIES "LIBERTY" AND "WEST RIDING" HAVE MATURE PLANTING TO THEIR FRONT GARDENS AND OFFER SCREENING FROM THE ROAD AND NEIGHBOURS.

THE PROPOSED EXTENSION IS APPROXIMATELY ONE THIRD OF THE EXISTING FRONTAGE WITH A RIDGE LINE APPROXIMATELY ONE METRE LOWER THAN THE EXISTING RIDGE.

WE FEEL THE PROPOSED EXTENSION WOULD ENHANCE THE LOOK OF THE BUNGALOW AND THE STREET SCENE WITH ITS PROPORTIONS AND MODEST PROJECTIONS AT THE FRONT TO PROVIDE INTEREST, SOFTENED BY THE EXISTING LANDSCAPE AND GREENARY.

THE SIDES OF THE EXISTING BUNGALOW AND PROPOSED EXTENSION ARE AWAY FROM THE EXISTING BOUNDARY FENCE AND FROM THE EXISTING LAUREL HEDGE AND BOUNDARY WALL TO THE PAVEMENT OF ABBEYGATE WALK SIDE ROAD. THERE IS AN EXISTING SIDE BOUNDARY SCREEN FENCE 1.83 M HIGH, BETWEEN "PANIA" AND "LIBERTY" ADJOINING PROPERTY.

I. COSTS APPLICATION

	YES	NO
Do you intend to submit a costs application with this appeal?		
<i>If yes, please provide your full case below</i>		NO

Please continue on a separate sheet if necessary

J. APPEAL SITE OWNERSHIP CERTIFICATES (PART 1)

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal.

YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

Please read the guidance leaflet 'How to complete your planning appeal form' if in doubt.

Please tick **ONE** box only

CERTIFICATE A (If you are the sole owner of the whole appeal site, certificate A will apply)



I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see the guidance leaflet for a definition) of any part of the land to which the appeal relates

OR

CERTIFICATE B



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

Owner's Name	Date the notice was served

Please supply owner's address(es) on personal details page

CERTIFICATES C and D



If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D at Annex 01, how to complete and submit your appeal.

J. APPEAL SITE OWNERSHIP DETAILS (Part 2) – AGRICULTURAL HOLDINGS
CERTIFICATE (*this must be completed for all appeals*)

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

Please tick either (a) or (b).

☒		
a	None of the land to which the appeal relates is, or is part of, an agricultural holding	☒
bi	The appeal site is, or is part of an agricultural holding, and the appellant is the <u>sole</u> agricultural tenant	☒
bii	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:	☒

Tenant's Name	Date the notice was served

Please supply Tenant's address(es) on personal details page

K. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–3 below, must be sent with your appeal form; 4– 5 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 12 week appeal period, we will not deal with it.

Please tick the boxes to show which documents you are enclosing.

☒		
1	A copy of the planning application which was sent to the LPA which has given rise to this appeal	☒
2	Any other plans, documents or drawings relating to the application which were not sent to the LPA, except any plans documents or drawings relating to amendments to the application proposed after the LPA have made their determination	☒
3	A copy of the LPA's decision notice (if issued)	☒
Copies of the following must also be sent, if appropriate:		
4	Any relevant correspondence with the LPA.	☒