
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 11/01/21

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

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 26th January 2021

Appeal Decision

Site visit made on 11/01/21

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

an Inspector appointed by the Welsh Ministers

Date: 26th January 2021

Appeal Ref: APP/H6955/D/20/3264193

Site address: Pania, Abbeygate Walk, Bangor-On-Dee, Wrexham, LL13 0BA

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 (the Act) against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs B Scott against the decision of Wrexham County Borough Council.
 - The application Ref: BAN P/2020/0291 dated 31 May 2020, was refused by notice dated 11 September 2020.
 - The development proposed is a front extension.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The appeal site address and description of the proposed development as stated on the planning application form and on the Council's decision notice vary slightly; I have used the latter descriptions, as copied into the banner heading above, as they are either more accurate or concise.

Main Issue

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

Reasons

4. The proposal relates to a contemporary detached bungalow located at the junction of Abbeygate Walk and Whitchurch Road within a residential area of Bangor-On-Dee. The bungalow which is modest in appearance and set back from the road is broadly reflective of the general character of properties in the immediate vicinity to the west of Whitchurch Road, albeit there is a variation in design; properties have a broad rhythm and continuity of design and are generally devoid of structures/extensions forward of their front elevation. Properties to the east of Whitchurch Road are generally set back much further from the road and of a different design and appearance, however they share the same broad characteristics.
-

5. The proposal would extend forward of the front elevation of the appeal property facing onto Whitchurch Road. Contrary to the appellant's opinion, I consider the proposed extension, due to its positioning forward of the existing dwelling, results in a visually prominent, discordant and jarring feature within the street scene that would be at odds with the existing rhythm and general character of properties in the immediate vicinity, notwithstanding its roofline being lower than the existing house, its use of matching materials, or distance from the property boundary. The proposal would benefit to a limited degree from screening afforded by the existing close boarded fence, however, it would project above the fencing and would still be highly visible within the street scene, notwithstanding any additional screening provided by nearby landscaping.
6. For the reasons given above, the proposal would be detrimental to the character and appearance of the area, and as a result would conflict with policy GDP1 (a) of the Wrexham Unitary Development Plan, which seeks to safeguard visual amenity.

Conclusions

7. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the WBFG Act. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.
8. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Declan K Beggan

INSPECTOR