
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 10/02/21

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

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 22/2/21

Appeal Decision

Site visit made on 10/02/21

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

an Inspector appointed by the Welsh Ministers

Date: 22nd February 2021

Appeal Ref: APP/H6955/D/20/3264517

Site address: Whittington Cottage, Top Road, Summerhill, Wrexham, LL11 4TA

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 Daniel Rawlinson against the decision of Wrexham County Borough Council.
 - The application Ref: GWE P/2020/0418 dated 27 July 2020, was refused by notice dated 6 October 2020.
 - The development proposed is an attic conversion, two front dormer windows and rear extension.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The 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 description, as copied into the banner heading above, as it is more precise.

Main Issue

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

Reasons

4. The proposal relates to a two-storey dwelling located along Top Road within a residential area of Summerhill. The appeal dwelling and many others in the immediate area are attractive older style properties, which although varying in design have broad characteristics such as their two-storey nature, pitch of roof, and their overall relatively modest design.
 5. I note the Council raise no objections to the proposed rear single storey extension; based on the submitted details and my site observations I have no reason to disagree. The proposal would also involve alterations to the roof to provide an additional floor with associated roof dormers to the front set within a shallower pitch.
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6. I consider the dormers due to their significant scale and bulk, along with their elevated roof position set within a shallower pitch, would result in a visually prominent, discordant, visually fussy, and jarring feature that would be detrimental to the relatively simple design of the existing dwelling, and would also be at odds with the existing rhythm, features, and general character and appearance of many properties in the immediate street scene which exhibit an attractive simplicity of design.
7. In support of the proposal the appellant has drawn my attention to a number of dormer features in the area, however, I saw these as very much in the minority and the exception to the general character of properties in the locality, and in particular those older style properties such as the appeal dwelling. In addition, I do not know the circumstances of how those dormers were erected or even if planning permission was sought. The existence of these other dormers would not justify development that is unacceptable for the reasons given above, and in any event, each application is considered on its own merits.
8. As detailed above, the proposal would be detrimental to the character and appearance of the host property and 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

9. 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.
10. 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