
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 22/09/20

gan **C MacFarlane BSc(Hons) MSc MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 30.09.2020

Appeal Decision

Site visit made on 22/09/20

by **C MacFarlane BSc(Hons) MSc MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 30.09.2020

Appeal Ref: APP/H6955/D/20/3249729

Site address: 240 Chester Road, Wrexham LL12 8DT

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 Lee Price against the decision of Wrexham County Borough Council.
 - The application Ref P/2019/0830, dated 26 October 2019, was refused by notice dated 2 January 2020.
 - The development proposed is erection of fence to side/front of property in retrospect.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. I have taken the description of the proposal from the appeal form. The development has been carried out and I have therefore determined this appeal as retrospective.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

4. The appeal site is located within a residential area close to the junction of Chester Road and Gladwyn Road. Chester Road is a cul-de-sac of dwellings which runs parallel to the A5152 highway also named Chester Road. The majority of front boundaries in the area are marked by low walls topped with hedging or railings, which contributes to an attractive, open and verdant character.
 5. The proposal consists of a tall, close-boarded fence on top of the low brick wall to the front boundary of the appeal site. I note there is a difference in ground level, with the front garden of the appeal site being raised above road level. However, when viewed from the public highway, the height of the fence is readily apparent and, in conjunction with its considerable length and blank form, creates a large and prominent feature which is at odds with the surrounding character. The incongruity of the proposal is further exacerbated by its corner location which, despite being set back from the main Chester Road, is highly visible within the street scene.
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6. I note there are examples of boundary fencing in the area, however these are limited in number and do not form part of the prevailing character. There are also differences in terms of their scale and appearance. In any event, the existence of other examples does not justify further harm.
7. I therefore conclude that the proposal is harmful to the character and appearance of the area and conflicts with Policy GDP1 of the Wrexham Unitary Development Plan which, amongst other things, seeks to ensure development accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

Other Matters

8. I acknowledge the appellant's concerns regarding safety and security for the appeal property and its occupiers. However, there is no evidence that these objectives could not be achieved by other means which would comply with the adopted development plan. Such benefits would therefore not outweigh the harm to the wider area. I note the Highway Authority does not object to the proposal, however a lack of harm in this respect is a neutral factor which weighs neither for nor against the proposal.
9. I also note the appellant's concerns regarding the Council's handling of the application, and informal advice received, however, this does not alter my assessment of the planning merits of the proposal.
10. In reaching my decision, 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.

Conclusion

11. For the reasons given above, the appeal is dismissed.

Claire MacFarlane

INSPECTOR