
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 02/02/21

**gan Mr A Thickett, BA (Hons) BTP Dip
RSA MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 10th February 2021

Appeal Decision

Site visit made on 02/02/21

**by Mr A Thickett, BA (Hons) BTP Dip RSA
MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 10th February 2021

Appeal Ref: APP/H6955/A/20/3260226

Site address: Greenacre, Bowling Bank, Wrexham, LL13 9RT

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 D Pridding against the decision of Wrexham County Borough Council.
 - The application Ref: P/2020/0039 dated 20 January 2020, was refused by notice dated 11 September 2020.
 - The development proposed is a side extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a side extension at Greenacre, Bowling Bank, Wrexham, LL13 9RT in accordance with the terms of the application, Ref: P/2020/0039 dated 20 January 2020, subject to the following conditions:
 - 1) The development shall begin no later than five years from the date of this decision.
Reason: To comply with Section 91(3) of the Town and Country Planning Act, 1990.
 - 2) The development shall be carried out in accordance with the following approved plan: Proposed Plans and Elevations Drwg No: 2020/02/02.
Reason: To ensure that the development is carried out in accordance with the approved plans and drawings submitted with the application.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
Reason: To ensure that the development hereby permitted does not have a detrimental impact on the character and appearance of the area in accordance with Policy GDP1 of the UDP.
-

Main Issue

2. The main issue is the impact of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is a small dormer bungalow in an area of open countryside to the east of Wrexham. The appellant proposes to extend the building to the side to provide a garage, hall and utility at ground floor with bedrooms in the roof space above. The roof line would step down from the main house and dormers front and back would match those in the host dwelling. The front wall of the proposed extension would be set back slightly from that of the existing building.
4. The design of the proposed extension respects that of the existing building and although almost as wide, the set down in the roof and set back from the adjoining wall of the host dwelling would ensure that it is viewed as subservient. Given that most of the ground floor of the proposed extension would be used as a garage with two garage doors, I do not agree with the Council that the resultant building would look like a pair of semi detached dwellings.
5. Added to an earlier extension the proposed increase in floor space exceeds the Council's guidance in relation to extensions to dwellings in the countryside. However, the Council acknowledges that the original property was modest in size and does not consider the increase in floor area would be excessive. I agree.
6. The proposal also includes an extension of the residential curtilage. However, it would not project into the countryside beyond the existing rear boundary of the property and I agree with the Council that it would be enclosed by logical boundaries.

Conclusions

7. For the reasons given above and having regard to all matters raised, I find that the proposed development would not have an adverse impact on the character and appearance of the area. I conclude that the proposal complies with Policy GDP1 of the Wrexham Unitary Development Plan 1996 – 2011, adopted 2005 and that the appeal should be allowed.
8. In reaching my decision, I have taken into account 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 the Welsh Ministers' well-being objective of building better environments.

Anthony Thickett

Inspector