
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 20/02/20

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

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 02.03.2020

Appeal Decision

Site visit made on 20/02/20

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

an Inspector appointed by the Welsh Ministers

Date: 02.03.2020

Appeal Ref: APP/H6955/D/20/3244942

Site address: 1 Queensford, Mulsford Lane, Worthenbury, Wrexham LL13 0AP

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 Steven Flanagan against the decision of Wrexham County Borough Council.
 - The application Ref WOR P/2019/0565, dated 2 July 2019, was refused by notice dated 4 November 2019.
 - The development proposed is described as 'erection of shed in retrospect'.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The shed has been erected and I have therefore considered this appeal retrospectively.

Main Issue

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

Reasons

4. Queensford is a terrace of four dwellings, with No. 1 being an end property, which is set back from the highway with enclosed garden and parking areas to the front. The terrace is located on the edge of the developed area of Worthenbury, with fields to the south-east and dwellings of varied appearance to the north-west. The shed is situated within the parking area to the front of No. 1 and close to the boundary with the highway.
 5. Despite some alterations and additions having been made to the dwellings, the largely consistent building line and symmetrical plot boundaries, and absence of built form in the front garden and amenity areas, gives the terrace a substantial degree of uniformity. Although the adjacent boundary fence provides some screening when viewed from the north-west, due to the scale and position of the shed well forward of the established building line and close to the highway, it appears as a discordant and
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obtrusive addition to the street scene when viewed from the south-east along Mulsford Lane. The uPVC windows in the side elevation are prominent due to their colour and bulk, which further adds to the incongruity of the development. Although the appellant has indicated a willingness to alter the windows if required, this would not address the harm resulting from the scale and position of the shed.

6. The appellant refers to other examples nearby where garages and outbuildings are positioned to the front of properties. However, there are differences regarding siting, appearance, their relationship to surrounding buildings and the street scene, meaning these examples are not directly comparable with the development that is the subject of this appeal.
7. I conclude that the development causes harm to the character and appearance of the surrounding area and conflicts with Policies PS2 and GDP1 of the Wrexham Unitary Development Plan which, amongst other things, seek to avoid detrimental effects on landscape/townscape character and ensure that development accords with the character of the site, whilst making a positive contribution to the appearance of the area.

Other Matters

8. I note that the shed has benefits in enabling the appellant to work from home and that sufficient off-street parking space has been retained. However, these considerations do not outweigh the harm identified. I also note the appellant's concerns regarding the Council's pre-application advice, but this does not alter my assessment of the planning merits of the development.
9. 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

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

Claire MacFarlane

INSPECTOR