
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 5/09/19

gan Iwan Lloyd BA BTP MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 09.10.2019

Appeal Decision

Site visit made on 5/09/19

by Iwan Lloyd BA BTP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 09.10.2019

Appeal Ref: APP/H6955/D/19/3233839

Site address: 61 Ruabon Road, Wrexham LL13 7PL

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 Mrs Kathleen P Jones against the decision of Wrexham County Borough Council.
 - The application Ref WRO P/2019/0195, dated 5/03/2019, was refused by notice dated 2/05/2019.
 - The development proposed is replacement of mosaic tiles between upper and lower windows, front, with wood panelling.
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Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the proposal on the character or appearance of the Fairy Road Conservation Area.

Reasons

3. The appeal property is one half of a pair of semi-detached properties within a row of three pairs of houses and one detached property located on the south side of Ruabon Road. These properties are the largest and most imposing on the road due to their position above the street and their collective style. They are characterised by uniform advanced gables and two storey square bays decorated with mosaic tiles between the ground and first floor windows. The remainder of the buildings are finished in a Ruabon red brick and slate roof with timber weatherboard and plain weatherboard inserts in the apex of the advanced gables. The porches are angled to the side of the properties and are finished in a decorative red rubbed brick.
 4. The Fairy Road Conservation Area Assessment makes a reference to the buildings as important and notes the distinguishing features of the mosaic tiles and acknowledges that some houses have lost these features. However, the notable features of the mosaic tiles prevail except for No. 71, and the removal of the mosaic tiles on the appeal property erodes the continuity of these features in the pair and the remainder of the semi-detached properties Nos. 63-69. The removal of the mosaic tiles and its
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replacement with wood panelling would fail to preserve the appearance of the Fairy Road Conservation Area.

5. I note the appellant's pictures and points out that the tiles when removed were broken and could not be salvaged and refers to the difficulty and cost in obtaining replacements. The appellant also refers to the examples of white panels between ground and first floors on houses on the opposite side of the road and No. 71.
6. However, the special character of the Fairy Road Conservation Area is reflected in the distinct Arts and Craft style which utilised a variety of building traditions and detailing. The finesse and distinctive character of these features were incorporated in the design of the buildings forming part of the charm and appearance of the conservation area. The mosaic tiles are noted as distinguishing features of this row of houses in the character assessment and remain a main feature of the row of houses in the conservation area. Properties on the opposite side have some timber panelling but there is also evidence of tiles, nevertheless, a further dilution of the character would harm the appearance of the conservation area which is also protected from further alterations and changes to buildings through the Article 4 direction.
7. In all, the alterations taken place by the removal of the tiles and replacement with wood panelling is harmful and fails to preserve the appearance of the conservation area in conflict with the Wrexham Unitary Development Plan Policy EC7. I note the difficulty in finding replacement tiles, but I am not convinced that they cannot be sourced, and this matter is not so onerous a task to alter my view in this appeal.
8. 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 (the WBFG Act). In reaching my decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I 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 set out in section 8 of the WBFG Act.
9. I conclude that the appeal should be dismissed.

Iwan Lloyd

INSPECTOR