



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 25/11/19

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

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 02.12.2019

Appeal Decision

Site visit made on 25/11/19

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

an Inspector appointed by the Welsh Ministers

Date: 02.12.2019

Appeal Ref: APP/H6955/D/19/3239097

Site address: Pania, Abbeygate Walk, Bangor on Dee LL13 0BA

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 & Mrs B Scott against the decision of Wrexham County Borough Council.
 - The application Ref BAN P/2019/0588, dated 2 August 2019, was refused by notice dated 6 September 2019.
 - The development proposed is described as a bedroom extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a detached, single-storey dwelling on a corner plot at the junction of Abbeygate Walk and Whitchurch Road. The property is located within a residential area, with the majority of dwellings being detached and single-storey, and of varying appearance and design. The appeal property and adjoining properties on the western side of Whitchurch Road are of a similar appearance, with consistent orientation, spacing and rooflines and are set back from the highway with generous garden space to their front elevations. The effect is that of a clearly defined frontage, albeit with some variation towards the northern and southern end of Whitchurch Road. The dwellings on the eastern side of Whitchurch Road, although of a different design, are also generally consistent with regard to their positioning, appearance and separation from the highway.
 4. The proposed development would extend the appeal property at ground-floor level to the front elevation and beyond the established building line of the surrounding properties. Although a substantial garden area to the front of the appeal property would remain, due to the location and depth of the proposal, it would disrupt the defined frontage and appear incongruous within the street scene. There are examples
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of properties at either end of the street scene which are set back from the highway at varying distances, however I do not consider that these are typical of the character of the locality and therefore do not justify the harm identified. The appellant refers to examples of right-angled gables on the opposite side of Whitchurch Road, which, although being a common feature of properties along Laurels Avenue, are not typical of the properties on the western side of Whitchurch Road. These examples do not therefore alter my decision. I note that it is intended to use external materials that would match the existing dwelling, however, this would not overcome the fundamental harm to the area arising from the location and scale of the proposal.

5. I conclude that the development would be harmful to the character and appearance of the surrounding area, and conflicts with Policy GDP1 of the Wrexham Unitary Development Plan which, amongst other things, seeks to ensure built development accords with the character of the site and makes a positive contribution to the appearance of the locality.
6. 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

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

Claire MacFarlane

INSPECTOR