

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL AT
33 WYNNSTAY LANE MARFORD**

COUNCIL'S STATEMENT OF CASE

**PLANNING REF: P/2018/0959
PINS REF: 3221281**

1.0 THE SITE

- 1.1 The application site forms part of the curtilage of the dwelling Rose Cottage, no.33 Wynnstay Lane. The site is set back from Wynnstay Lane by approximately 50 metres and is accessed via a shared private driveway.

2.0 PROPOSAL

- 2.1 The appellants seek outline planning permission with all matters reserved for subsequent approval.

3.0 DEVELOPMENT PLAN

- 3.1 The site lies within the settlement limit for Gresford and Marford. Wrexham Unitary Development Plan policies GDP1, EC4, H2 and T8 are applicable to the scheme. Local Planning Guidance Notes 16 (Parking Standards) and 21 (Space around Dwellings) are also relevant.

4.0 COUNCIL'S CASE

- 4.1 The Council's case is set out in the Officer Delegated Report found at appendix 1 to this statement.
- 4.2 The Council also rely on the comments made by the Senior Development Control Engineer. This can be found at appendix 2.

5.0 CONCLUSION

- 5.1 Due to the width of the driveway that serves the site as well as substandard visibility at the point of access from the driveway onto Wynnstay Lane the development will have a detrimental impact on highway safety and therefore conflicts with policy GDP1(d) of the Wrexham Unitary Development Plan. The Council respectfully requested the appeal be dismissed.

APPENDICIES

Appendix 1: Officer Delegated Report

Appendix 2: Comments of the Senior Development Control Engineer

Appendix 3: Suggested List of Conditions.