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15 NOV 2017

The Planning inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Plas-Teg
Llanarmon Road
Glyn Ceiriog
Llangollen
LL20 7NF

Ref H6955/A/17/3186100, LAND TO WEST OF CAE PLAS TEG GLYN CEIRIOG WREXHAM

I refer to the above appeal for the development of two houses at this site.

It is of my opinion the inspector's reasons for refusal is wholly correct, and I would ask if this decision is upheld! As nothing has changed or amended from the original application that the inspector rejected.

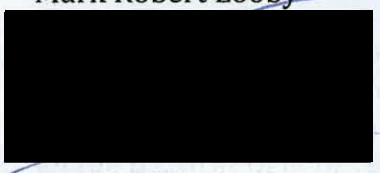
1. The inspector pointed out that the site was outside the building line.
   All the pictures of houses submitted in support of this appeal have been built within the building line, and just because the houses are designed in a similar way does not in my opinion make a valid argument to overrule the initial findings of the Inspector and allow the building to commence.

2. The two Houses would be in full view of at least 90%of the village.
   The evidence that has be submitted to imply that these houses would blend into the topography and not be seen above Cae Plas Teg is incorrect,
   The two houses shown as adjoining the site are in fact are well below them.
   Additionally one of the photographs submitted in the appeal document actually demonstrates this fact quite clearly.
   The picture has been taken close to the fence of No4 and shows a panoramic View of the village.
   The proposed house will be another 20 meters up the hill so would be clearly be seen above the houses of Cae Plas Teg!

3. A big issue seems to be passive house status, in that the appeal allows Planning decisions to be ruled in favor for such houses.
   However this criteria isn't claimed but inferred as being achieved for these designs, so this avenue should be rejected for consideration on this appeal.

   It is my hope the inspector upholds his first decision to reject this and the appeal.

   Yours faithfully
   Mark Robert Looby



7/11/17