

Planning Appeal – Planning Application Code No P/2017/0685

Erection of Triple Garage at Cae Ffynnon, Holt Road, LLan y Pwll, Wrexham, LL13 9SA

Introduction

Cae Ffynnon, Holt road, is situated off a busy dual carriage way, the property was once accessed off the main route to the large industrial estate located to the south of the site.

A number of developments have occurred in the area following the construction of the new access road into the industrial estate.

We have recently obtained planning permission for a garage approximately 200 yards from our application site. This permission was granted under application no: P/2017/0422. As noted on the plans which we have included within our documentation to support this appeal. The garage is a large unit, of greater size than a triple garage, located to the rear of sensitive barn conversions which overlook open countryside.

Our client's property extends some 10 acres, due to the extent of the land associated with the property, there is a requirement to securely store equipment to maintain the land within our client's ownership. The purpose of a triple garage on the site, is to provide undercover/secure storage for vehicles within our client's ownership.

We have been successful in obtaining permission to extend the dwelling, a stable block to house our client's horses and a ménage. These additions which have been granted permission will in themselves pose further maintenance requirements, in addition of the upkeep on the 10 acres of land.

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During the application process we aimed to address any possible concerns the planning officer had with our proposal.

The position of the garage on site was determined to ensure the built form of the development did not encroach on the open space beyond, to the southern side of the site.

Reason for Refusal

- 1. By virtue of its scale and prominent location within the site, the proposed building would be materially detrimental to the character and appearance of the countryside location. The building would not accord with the character and appearance of the countryside location. The building would not accord with the character of the site or make a positive contribution to the appearance of the surrounding area and to allow the development would be contrary to policies*

GDP1 and PS2 of the Wrexham Unitary Development Plan and the advice contained within the Local Planning Guidance Note No 13 'Housing in the Countryside.

Policy GDP1

All new development should: -

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

The proposed garage was designed with scale, design and layout in mind. The scale of the garage has been determined by the extensive plot the dwelling occupies. The proposal is designed to ensure the site is enhanced, located within the residential curtilage of the property.

The garage would provide a positive contribution to the area; the existing dwelling is positioned side on to the highway, with the garage positioned in a location to enhance the outlook from the existing property, protecting the dwelling from overlooking that is possible from the new dual carriage way at higher level.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

The additional storage space provided by the garage will ensure vehicles, materials and equipment can be stored providing the occupiers of Cae Ffynnon additional security against their possessions.

Policy PS2

Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

The development has been designed taking into account the landscape, character and open space, the design of the proposed garage is to match existing dwelling and will be completed to a high standard. Positioning of the garage was extremely important we ensured the open space, and quality of the natural environment wasn't affected.

I believe the location of the garage does not affect the countryside as it is to be constructed adjacent to the highway, in the residential curtilage within the cluster of buildings that are on site or we have permission to build.

Conclusions

The addition of the garage will improve the immediate visual impact of the site making good use of a parcel of land that can't be used as anything more than a dumping ground (storage of materials etc). By introducing a garage in this location it will enhance the street scene, and enhance the properties amenity & privacy.

The parcel of land in which we have illustrated the garage to be constructed could be viewed as being an infill parcel of land in comparison to the approved position of the stables and position of the existing dwelling.

Therefore I respectfully request that the Inspector grants Planning Permission for this development as I believe this would be in accordance with Wrexham County Borough Councils own development control policies.

Dafydd Edwards

for Blueprint Architectural Services