

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL AT
THE ELMS, RHOSDDU ROAD WREXHAM**

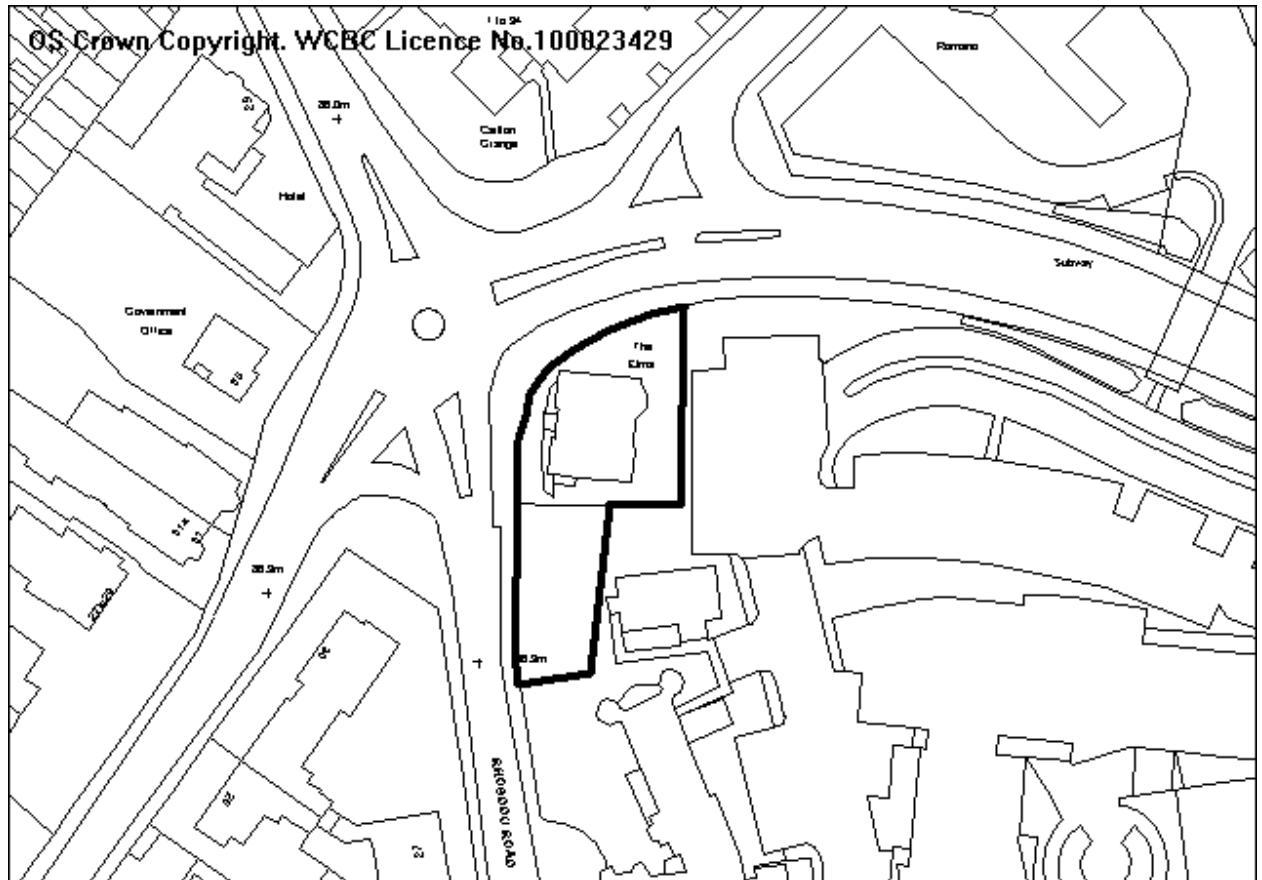
COUNCIL'S STATEMENT OF CASE

PLANNING REF: P/2016/1111

PINS REF: 3176350

1.0 THE SITE

1.1 The appeal site is identified on the map below.



2.0 PROPOSAL

2.1 The appellants are proposing a single storey rear extension as well as external alterations to the building.

3.0 PLANNING HISTORY

3.1 P/2017/0396 External alterations. Granted 03/07/2017

3.0 LOCAL PLANNING CONTEXT

3.1 The following policies of the Wrexham Unitary Development Plan are applicable to the appeal proposals:

- GDP1 Development Objectives
- EC4 Hedgerows, Trees and Woodland
- EC7 Conservation Areas
- T8 Parking

3.2 The following supplementary planning guidance is also relevant

- Grosvenor Road Conservation Area Character Assessment and Management Plan

4.0 THE COUNCIL'S CASE

- 4.1 The Elms is identified as a building of visual interest in the Grosvenor Road Conservation Area Character Assessment and Management Plan, being located in a prominent corner location. The building is a traditional styled Victorian three storey building.
- 4.2 The proposed extension is of a modern design incorporating a flat roof. Part of the structure will be constructed using dark blue facing brick. A section of the building (corresponding to Counselling Rooms 8 and 9 on the proposed floor plans) will be faced with zinc cladding.
- 4.3 The extension does not reflect the character and appearance of the existing building. It will be a discordant feature that will detract from the appearance of The Elms and in turn will harm the wider Conservation Area.

5.0 CONCLUSION

- 5.1 The proposed development by virtue of its design and use of materials will have a detrimental impact upon the character and appearance of the existing building and wider conservation area. To allow the development would be contrary to Wrexham Unitary Development Plan Policy EC7 which seeks to ensure new development preserves and/or enhances the unique character of the area. The Council therefore respectfully requests the appeal be dismissed.

Schedule of Conditions in the event of the Inspector allowing the appeal:

CONDITIONS

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered GA-01, GA-02, GA-03, GA04 Revision B and GA05 Revision A and contained within the application documentation.
3. The development shall be carried out in strict accordance with the Shields Arboricultural Consultancy Arboricultural Impact Assessment reference AIA/TEW/12/16 dated 11 December 2016.
4. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

5. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
6. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.
7. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority. Hard and soft landscaping shall thereafter be carried out in strict accordance with the scheme as approved.
8. The landscaping scheme as carried out in connection with condition no. 07 shall be retained for the life time of the development. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted in the next available planting or seeding season.

REASONS

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To protect trees which are of significant amenity value to the area.
4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure the works reflect the character and appearance of the building.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.