

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/H6955/A/17/3178694

DETAILS OF THE CASE

Appeal Reference APP/H6955/A/17/3178694

Appeal By MR PAUL BIGNALL

Site Address
Llanerch Cottage, Yr Ochr
Froncysyllte
LLANGOLLEN
LL20 7RS

SENDER DETAILS

Name MR JAMES ALLEN

Address
Fron Derw
Yr Ochr
Llangollen
Llangollen
LL20 7RS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☐ Written Statement of Evidence
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Mr Bignell has not based his appeal on facts or on what the application was refused on.

The building can be seen from the road, in fact the wall of the house actually touches the road. The building is hidden behind a high wooden fence and if it was taken down by present or successive owners the building would be clearly visible from Yr Ochr road and Penygraig road. The building is only hidden from Yr Ochr by overgrown trees and bushes and if they were cut down the building would be clearly visible from three sides * it is clearly visible during the winter when the trees have lost their leaves.

The planned extension is not in keeping with the character of the area and it is within the Pontcysyllte World Heritage Site.

There has been absolutely no consideration in this whole planning process about access and egress to the property or for the provision of off road parking for the number of vehicles that would be used by a house of this size. We think that this is a very important point considering the geography of the site and access roads to it.

We are deeply concerned about the impact the basement would have on the stability of the road and our property; Looking at the plan we would estimate that the height difference between the road and the base of the footing required for the basement would be in excess of eight meters.

There have been no engineering drawings submitted to show how this would be achieved safely.

There are discrepancies in measurements between the basement and the road on the submitted plan.

Is the conservation officer aware that there are protected trees (preservation order) all around the property, how will these be protected during construction works.