

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 09/06/15

**gan Richard Duggan BSc (Hons)
DipTP MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 06/07/15

Appeal Decision

Site visit made on 09/06/15

**by Richard Duggan BSc (Hons) DipTP
MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 06/07/15

Appeal Ref: APP/H6955/A/15/3006501

Site address: 3 Camberley Drive, Wrexham LL12 7LN

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr Gareth Davies against the decision of Wrexham County Borough Council.
- The application Ref WRA P/2014/0915, dated 4 December 2014, was refused by notice dated 30 January 2015.
- The development proposed is described as "Proposed detached dwelling on land adjacent to 3 Camberley Drive, Wrexham, LL12 7LN."

Decision

1. The appeal is dismissed.

Procedural Matters

2. The application is made in outline form with all matters reserved for subsequent consideration. A site and location plan, and a typical elevation plan have been submitted with the application, which are for illustrative purposes only. I have dealt with the appeal on this basis.
3. The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 states that an application for outline planning permission must state the upper and lower limit for the height, width and length of the building included in the development proposed. The Design and Access Statement (DAS) does not provide these details. Although the description of the development refers to a 'detached dwelling' the DAS and the Grounds of Appeal refer to a detached bungalow, and it is on this basis that I determine the appeal.

Main Issue

4. I consider the main issue to be the effect of the development on the character and appearance of the street scene.

Reasons

5. The appeal site is located in a predominantly residential area containing dwellings of varying form, scale and design set within spacious plots with generous front and rear gardens. Although there is variance in the surrounding area, the dwellings found along Park Avenue do have some uniformity in their design and layout in that they are generally semi-detached or detached properties with spacious gardens and areas for car parking to the front. These properties are set back from the main road which has, therefore, established a strong building line along the street.
6. Although the 'Proposed Site Plan' is submitted for illustrative purposes and the detailed layout of the development is reserved for subsequent approval, given the restricted size of the appeal site and its close relationship to the side elevation of No 3 Camberley Drive, it is likely that the proposed dwelling would be sited closer to the western boundary of the site and forward of the other dwellings found along the street. The siting of the proposed dwelling forward of the existing dwellings to which it most closely relates would fail to respect the established building line along Park Avenue. Furthermore, the existing sense of space created in part by the generous front gardens serving the dwellings in the immediate vicinity would be undermined as a result of the proposal. To this end, the siting of the dwelling would appear awkward and the layout would be at odds with the surrounding pattern of development, accentuated by the fact that the appeal site is a prominent corner plot within the street.
7. I noted that the dwellings in the vicinity of the site are relatively large and set within large plots that allow for more generously proportioned rear gardens. When viewed in the context of the existing properties and their associated gardens, the proposed dwelling would appear cramped in terms of the ratio of built form to undeveloped outdoor space. This would exacerbate the adverse visual impact of the proposed dwelling, thus further convincing me of the unacceptable nature of the development. Even though the proposed property could be reduced in scale to increase the amount of space around the dwelling, the resultant property would not accord with the prevailing characteristic of the larger properties found around the site. In this regard, I noted that No 2 Camberley Drive is a detached bungalow and is sited on a corner plot at the junction with Park Avenue. However, No 2 is sited on a much larger plot than the appeal site and the dwelling itself retains the building line along Park Avenue.
8. Park Avenue is dominated by the large mature trees found along both sides of the highway which, in my opinion, significantly add to the local environment and the character and appearance of the street scene. The Council has raised the loss of the tree to the front of the appeal site as a reason for refusing planning permission. However, as the access into the appeal site is a reserved matter no firm details have been put forward by the appellant to indicate whether any trees would be lost as part of the access visibility splays. On the basis of the information before me I cannot undertake an assessment of this issue other than to say that any loss of the trees found along the street would be harmful and detract from the appearance of the street.
9. Having regard to the above, I consider that the development would have a harmful impact on the character and appearance of the street scene and would, therefore, conflict with Policies GDP1 and H2 of the Adopted Wrexham Unitary Development Plan, 2005.

10. Concerns have been raised regarding the impact of the development on highway safety. The Highway Authority has raised no concerns on this issue, provided that its suggested conditions are imposed on any planning permission. I have seen nothing to persuade me that the proposed development would cause any harm to highway safety and I find no reason to disagree with the recommendation of the Highway Authority in this regard.
11. I have taken into account all other matters raised, including the suggestion that removing the extension and conservatory to the front of No 3 Camberley Drive may potentially improve the character and appearance of the property within the street scene, and that the site is close to employment opportunities and local facilities. However, this does not alter my views on the main issue.

Conclusion

12. For the reasons given above I conclude that the appeal should be dismissed.

Richard Duggan

INSPECTOR