

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 21/10/14

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

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 01/12/14

Appeal Decision

Site visit made on 21/10/14

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

an Inspector appointed by the Welsh Ministers
Date: 01/12/14

Appeal Ref: APP/H6955/A/14/2223521

Site address: 7 Cwm Eithin, Wrexham LL12 8JY

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 M Evans against the decision of Wrexham County Borough Council.
- The application Ref WRA P/2014/0227, dated 28 March 2014, was refused by notice dated 28 May 2014.
- The development proposed is described as "proposed dwelling".

Decision

1. The appeal is dismissed.

Procedural matter

2. The application was submitted in outline with all matters reserved for later determination. I have dealt with the appeal on this basis, treating the proposed site plan as indicative.

Main Issues

3. The main issues in this case are the effect of the proposed development on the character and appearance of the locality; and whether the development would provide acceptable living conditions for the future occupiers of the dwelling with particular regard to noise and disturbance.

Reasons

Character and appearance

4. The residential area surrounding the appeal site is characterised by uniform rows of detached houses built along street frontages. The dwellings located within Cwm Eithin are sited on large, spacious plots fronting the highway. The siting of a dwelling in the far corner of the rear garden of the host property would disrupt the linear pattern of development found in the area and would be out of character with the established layout of dwellings found within Cwm Eithin. Whilst the dwelling would not be easily viewed when standing in the cul-de-sac itself, it would be seen as an intrusive form of

development when viewed from the rear aspect of the adjacent properties. It would result in a contrived and visually cramped form of development, at odds with the more spacious and conventional housing layout of the cul-de-sac.

5. I acknowledge that the layout of the dwelling within the proposed plot would comply with the standards set out within the Council's Local Planning Guidance Notes 16 and 21. However, due to the layout of the scheme and the characteristics of the locality, the siting of a dwelling in this location would cause harm to the character of the area and would, therefore, conflict with the overall aim of the guidance.
6. As a result, I conclude that the development would cause unacceptable harm to the character and appearance of the locality, and would conflict with Policy PS2 and criterion a) of Policy GDP1 of the Adopted Wrexham Unitary Development Plan (UDP) 2005.

Living conditions

7. The proposed dwelling would be sited close to the boundary of the site that directly abuts the A5156 dual carriageway, and during my visit the noise of vehicles was clearly audible. Although the proposed dwelling would be sited closer to the dual carriageway than other nearby properties, the noise levels would not be increased by such a level to be intrusive or have a harmful impact on future occupiers. Therefore, the development would provide acceptable living conditions for the future occupiers of the dwelling, with particular regard to noise and disturbance, and I find no conflict with Policy GDP1 of the UDP.

Conclusions

8. I have concluded that the development would not have an adverse impact on the living conditions of future occupiers. However, this does not negate or outweigh my concerns regarding the harmful effect of the development on the character and appearance of the locality.
9. My attention has been drawn to similar developments approved in the area. I do not have the full details of these schemes and so cannot be sure that they represent a direct comparison to the appeal proposal. I have also taken into account all other matters raised by the appellant, including the contribution the dwelling could have on the supply of housing in the area, and that the development could reduce the pressure to build on greenfield sites. Nevertheless, none of these considerations outweigh my conclusions on the main issues identified above.
10. Residents have raised a number of other concerns relating to overlooking, on-street car parking and pedestrian safety. However, based on the information before me these matters would not constitute reasons for dismissing the appeal.
11. For the reasons given above I conclude that the appeal should be dismissed.

Richard Duggan

INSPECTOR