

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 02/02/15

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

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 18 Chwefror 2015

Appeal Decision

Site visit made on 02/02/15

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

an Inspector appointed by the Welsh Ministers

Date: 18 February 2015

Appeal Ref: APP/H6955/A/14/2228714

Site address: Woodview, Brynisa Road, Brynteg, Wrexham LL11 6NP

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 planning permission.
- The appeal is made by Shield Developments against the decision of Wrexham County Borough Council.
- The application Ref BRO P/2014/0513, dated 15 July 2014, was refused by notice dated 28 October 2014.
- The development proposed is described as "new dwelling on land adjacent to Woodview".

Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the development on highway safety.

Reasons

3. Brynisa Road is a narrow highway, and during my site visit I saw that a number of cars were parked along the road and due to the limited width of the carriageway there is very little room to allow two vehicles to easily pass each other. When two vehicles travelling in the opposite direction meet, one of them would have to reverse and attempt to pull in, and as there is no footway this would create a danger for any pedestrians walking along Brynisa Road at the time. The fact that the uneven surface would slow down vehicle speeds along the highway would not, in my view, overcome the potential for conflict between pedestrians and cars.
4. The proposal could only be expected to increase the number of vehicle movements along Brynisa Road by a relatively small number per day. Nevertheless, in my opinion even this small increase in vehicular movements, on top of the existing movements associated with the other dwellings currently served by Brynisa Road, would increase the risk of dangerous manoeuvres to the detriment of highway safety. Given the many other factors affecting Brynisa Road, such as the severely substandard road surface which contains many large potholes, the tightness of the junction of Brynisa Road and Church Road and the narrowness of the upper end of Brynisa Road closest

to Victoria Road, any proposal which would increase vehicular movements towards and along Brynisa Road must be viewed with caution.

5. Therefore, the erection of one dwelling on the appeal site would have a harmful impact on highway safety contrary to Policy GDP1 of the Wrexham County Borough Council Unitary Development Plan 2005.
6. The appellant has drawn my attention to another vacant plot opposite the appeal site which has been granted planning permission. However, I do not have the full details of this scheme and so cannot be sure that it represents a direct comparison to the appeal proposal. In any case, I have considered the appeal proposal on its own planning merits.
7. Residents have raised a number of other concerns relating to overlooking and loss of light and privacy. However, based on the information before me these matters would not constitute reasons for dismissing the appeal. I have taken into account all other matters raised, including the fact that the site is located close to a bus route which provides good access to all the facilities and services that Wrexham offers, and the contribution the dwelling would have in satisfying demand for more housing in the County Borough. However, these are not sufficient to outweigh the harm to highway safety that I have identified.

Conclusion

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

Richard Duggan

INSPECTOR