

3 Cwm Eithin
Little Acton
Wrexham
LL12 8JY

e-mail: [REDACTED]

Tel: [REDACTED]

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

29/09/2014

Dear Sirs

Town and County Planning Act 1990

Section 78 Appeal at 7 Cwm Eithin Wrexham Ref: P/2014/0227

Comments on Appeal Case:

Case Ref: P/2014/0227

3 Cwn Eithin, Little Acton, Wrexham. LL12 8JY

We make these comments as a Neighbour to the applicant Mrs M Evans.

We wish to **object** to the proposed planning application for outline application for the erection of a dwelling for the following reasons;

1. The proposed dwelling will have an impact on the character and appearance of the surrounding area resulting in a cramped and overdeveloped appearance.
2. The site position of the proposed dwelling is set back from the other existing dwellings, will not be within the building line of the existing dwellings and therefore not be in keeping with the design and character of the existing street scene.
3. The proposed position of and design of the proposed dwelling will have an impact on the privacy of adjoining neighbours gardens.
4. The proposed dwelling will have an impact on the parking provision within an already tight restriction to existing on street parking and designated tuning areas for residential and servicing vehicles such as refuse collection wagons and emergency services.
5. The proposed site of the dwelling will not be suitable as it's proximity to the Llan y Pwll by Pass (A5156) would have a noise impact on the occupiers comfort resulting in a substandard form of living accommodation.

Yours faithfully

Mr & Mrs RC Green