

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 22/11/13

gan Iwan Lloyd BA BTP MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 8 Ionawr 2014

Appeal Decision

Site visit made on 22/11/13

by Iwan Lloyd BA BTP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 8 January 2014

Appeal Ref: APP/H6955/A/13/2208624

Site address: Courtyard Cottage, Stonewalls, Burton, Rossett, Wrexham LL12 OLG

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 Mr Robert Baines against the decision of Wrexham County Borough Council.
- The application Ref ROS P/2013/0430, dated 7 June 2013, was refused by notice dated 25 July 2013
- The development proposed is extension and alterations to 'Courtyard Cottage' annexed with Paddocks Cottage. To form two bedrooms at the first floor.

Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the proposal on the character and appearance of the building and the surrounding area.

Reasons

3. The appeal site lies adjacent to 'The Paddocks Cottage' and garage building. It has a common boundary with 'The Paddocks' and 'Hollytree House'. Adjacent to the building on the southern side is a footpath and Nos. 35 and 37 Stonewalls. The appeal building is an 'L shaped' residential unit with a small courtyard and garden.
4. In 2012 an appeal was dismissed to raise the ridge height and to extend the property to form a gable end and dual pitch square building. This was dismissed on the grounds of the harm that would have been caused to the character and appearance of the building and the surrounding area.
5. The proposed extension and alterations are similar in height to the proposal which was dismissed at appeal in 2012. The eaves height of the proposed building would be raised much higher than the previous scheme. The proposed roof of the building would have less of a rise than the previous scheme, but the scale of the building would be similar in impact. The south elevation would have a hipped roof maintaining the 'L shaped' configuration but adding a lower lean-to on the courtyard side.

6. As indicated the impact of this proposal would be similar as no distinguishable element of the existing building would be seen. I cannot therefore accept that the scale of this proposal would not have a similar harmful effect on the character and appearance of the building and the surrounding area as the scheme which preceded it.
7. The scale and bulk of the buildings adjoining the footpath are noticeably of similar height and size to the existing appeal building. The proposal would dominate the appearance of the area in between lesser scaled buildings when viewed from the street and the footpath. The scale of the proposal would be too great for the present intimacy of the enclave surrounding the footpath and as a consequence it would erode and harm the appearance of the area.
8. The introduction of the hip form would not reduce the impact to any significant degree. The two storey developments in the area are generally set-back from the footpath and they do not significant influence the appearance of the built context next to the footpath. Therefore the proposal fails to address the scale and design and the immediate character of the area surrounding the appeal building, as set out in Policy GDP1 of the Wrexham Unitary Development Plan.
9. I conclude that the proposal would harm the character and appearance of the building and the surrounding area.
10. I have considered other points raised in relation to trees, privacy and the parking provision. I have sympathy with the concerns that the nearest proposed dormer window on the east elevation facing obliquely Hollytree House would overlook the rear garden. In my view, this adds to my concern about the appropriateness of this development in this particular area.
11. I therefore conclude that this appeal should be dismissed.

Iwan Lloyd

INSPECTOR