

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF THE CASE

Case Reference: **APP/H6955/A/13/2194007**

Address of site
4 Llys y Pant
Rhosllanerchrugog
Wrexham
Clwyd

Postcode

LL14 2DJ

Grid Reference: Easting

3291683

Northing

3458834

SENDER DETAILS

Name

Mr John Sheen

Acting On Behalf Of

N/A

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case? Interested Party / Person

What kind of representation are you making? Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE

Please provide your representation below.

The development of 6 properties known as Llys Y Pant was built on part of the site of the former Pant Farm. We are the occupiers of 5 Llys Y Pant which adjoins the land on which planning permission has been granted for an all weather riding area for personal horse riding use. We purchased no 5 in August 2009 a few months after the appellant moved into no 4. Subsequently the fencing on the land to the rear of nos 4 & 5 was moved to form the present area to which this appeal refers. Although the appellant in her appeal refers to the poor quality of the land and the reasons behind the application she fails to mention that she owns the whole of the area shown to the base of the plan on Land Registry document Title number CYM418295, but has decided to locate the riding area directly to the rear of our property at 5 Llys Y Pant. The kitchen, living room and conservatory of our property are located at the rear of our house approximately 4 metres away from the boundary fence with the riding area, the fence being 1.5 metres in height. Most of our time is spent in the kitchen, living room and conservatory. The living room and conservatory in particular have full width floor to ceiling windows directly facing the boundary fence. The riding area has a clear and unobstructed view into these areas

YOUR COMMENTS ON THE CASE (Continued)

especially as the horse is ridden right up to and along the length of our boundary fence. The land within the ownership of the appellant extends to some 2 acres and the horses use the whole of the land in question with horse jumping fences currently located near the southern boundary of the land. Despite this significant area of land being available the application for the all weather riding surface was made adjacent to our property and we obviously objected to the original application. Although we were not pleased that conditional permission was granted we respected that the Council had imposed conditions which sought to protect our amenities as adjoining occupiers creating a buffer zone at the northern end of the site and requiring a soft landscaping scheme for the visual amenity of the area. The occasional use of the riding area meant that we had to revert to closing the blinds in the living areas to maintain some privacy. The creation of a specific area without a buffer zone or landscaping as required by the conditions would significantly impact on our quiet enjoyment of our property and would lead to considerable loss of privacy. Given the extent of the land within the ownership of the appellant we do not believe that the conditions that are the subject of the appeal are onerous upon the appellant.