

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

For official use only
(Date received)

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference: H6955/A/12/2186421

Address of site

BLACK HORSE INN
TOP ROAD
SUMMERHILL WREXHAM

Postcode
(if known)

LL11 4TA

SENDER DETAILS

Name

G. MORRIS

Acting On Behalf Of

(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

NEIGHBOUR

What kind of representation are you making?

OBJECTION

COMMENTS ARE ON THE CONTINUATION SHEET
ATTACHED OVER LEAF

YOUR COMMENTS ON THE CASE

Please provide your representation below.

The creation of 2 housing units on the site is gross overdevelopment and will result in very sub-standard housing which, on that site, will cause a diversion in the more than a 100-year plan. The creation of "social housing" is good but the housing has to be of an acceptable standard in acceptable conditions.

Other parts of the country are not far away from housing, numbered in housing as no-one wants to live in such conditions any more due to the problems caused.

The local authority, with the council, has a duty to provide a good standard of housing. It is not to be expected that a local authority should provide a good standard of housing. It is not to be expected that a local authority should provide a good standard of housing.

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YOUR COMMENTS ON THE CASE (*continued*)

I object to the proposed appeal on the following grounds.

The creation of 5 housing units on the site is gross overdevelopment and will result in very sub-standard housing which, on that site will cause a reversion in to little more than a Victorian slum. The creation of "social housing" is good but the housing has to be of an acceptable standard in acceptable conditions.

Other parts of the country are moving away from cramped, crammed-in housing as no-one wants to live in such conditions any more due to the problems caused.

The access is very poor and the excuse that it's an existing access is not valid because there's no need to perpetuate such a poor access. Likewise the poor amenity areas, the amount available within the site is sub-standard, insufficient, even depressive.

If allowed as proposed, the car parking will result in at least ten cars being parked and there's nowhere for them to go. The street and car parks are full already and the excuse that 6 parking spaces are sufficient is not borne out by practice. With new developments, usually two spaces per unit are offered.

With nowhere to go, cars would be parked on the lane opposite and in the past, such parking by visitors to the pub has caused access problems in and out of the lane resulting in my guttering/downspout being ripped off and the roof damaged on four occasions.

The placement of bins on the existing car park over the road from the site is most unacceptable. Bins placed there would attract vandals and rubbish would soon be strewn everywhere. Occupants wouldn't go out in the pouring rain, cross the road and put their rubbish in the bins, it would be "parked" on the site. What's **supposed** to happen never does.

The works require some demolition and rebuilding and with that particular site, problems will be caused by vehicles/skips attempting to park on the narrow road which is a bus route. The tenant of the pub has, in the past parked a skip in the end of the lane here causing problems as outlined above. There's nowhere on the site to either park a vehicle or a skip and parking such things on the road is not an option.

Now that I've had the opportunity to accompany the local community councillor to inspect the site, I'm of the opinion that only TWO units would provide acceptable living accommodation within the existing cramped site and structure with modest extension.

All things considered, the best option for the site is complete demolition and replacement with two houses.