



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 08/01/13

**gan Siân Worden BA DipTP MCD
MRTPI**

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 14/01/13

Appeal Decision

Site visit made on 08/01/13

by Siân Worden BA DipTP MCD MRTPI

an Inspector appointed by the Welsh Ministers
Date: 14/01/13

Appeal Ref: APP/H6955/A/12/2187571

1 Willow Court, Llangollen Road, Acrefair, Wrexham LL14 3UJ

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 Jamie Michael Ashworth against the decision of Wrexham County Borough Council.
 - The application Ref CEF P/2012/0543, dated 16 July 2012, was refused by notice dated 27 September 2012.
 - The development proposed is a garden shed/greenhouse partly in retrospect.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The appeal building was almost complete at the time of my visit and the application was retrospective.

Main Issue

3. I consider that the main issue in this case is the effect of the development on the character and appearance of the surrounding area with regard to its design, size and siting.

Reasons

4. The appeal property is a modern semi-detached house in a residential cul-de-sac and the appeal development is a garden outbuilding which the appellant is constructing to the side of the dwelling. It is separated from this by a passage which provides access to the back garden.
5. The building has a rectangular plan of approximately 6m in length by about 4.6m in width. It is covered by a shallow pitched roof and is just below 2.4m in height to its ridge. Although single storey, in comparison with the main house it is a building of considerable size. Constructed mainly of brown-stained timber with single-paned windows of varying dimensions, some white-framed, and doors in the front and rear elevations, the building has neither the scale nor appearance of a traditional garden building. The use of reclaimed materials is of merit and the building does not appear

unsightly or poorly constructed. It has, however, a somewhat homemade look which, together with its uncharacteristic proportions and fenestration, does not sit well alongside the existing dwellings in Willow Court.

6. No. 1 is an end plot at the entrance to the cul-de-sac with its garden adjacent to, and at a higher level than, Llangollen Road. Whilst the new building is not particularly apparent when approaching from the east it faces several of the other dwellings in Willow Court and is also prominent to traffic travelling north east along the main road. Despite the hedge to the front of the garden and the close-boarded fence along the side boundary it is a conspicuous and harmfully out-of-place feature in the surrounding area.
7. The development has a materially detrimental affect on the character of the townscape contrary to Policy PS2 of the Wrexham Unitary Development Plan 1996-2011 (UDP), adopted 2005. Its scale, design, layout and materials do not accord with the character of the site or make a positive contribution to the appearance of the nearby locality and it is, therefore, also inconsistent with UDP Policy GDP1.
8. No. 1 has a comparatively generous garden and I appreciate the appellant's desire to make the most of this, not only by constructing the building on a previously unused part of it but also by using it to assist with growing vegetables. I am aware that he also intends to fit solar panels and that landscaping, including climbing plants, would soften the building's effect. Nonetheless these benefits are not sufficient to outweigh the overall harm that the development causes to the character and appearance of the surrounding area, regardless that the neighbourhood includes other unkempt and less attractive features.
9. The appellant has indicated that he would be willing to amend his plans in order to meet the Council's criteria as well as his family's needs. I can only make a decision on the proposal in front of me, however, and in the absence of any information as to what such amendments might entail, can give this factor little weight. I have taken all the matters raised into consideration but not found any which amount to compelling reasons to allow the appeal.
10. For the reasons given above I conclude that the appeal should be dismissed.

Siân Worden

Inspector