



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 06/09/12

**gan Siân Worden BA DipLH MCD
MRTPI**

**Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 25/09/12**

Appeal Decision

Site visit made on 06/09/12

by Siân Worden BA DipLH MCD MRTPI

**an Inspector appointed by the Welsh Ministers
Date: 25/09/12**

Appeal Ref: APP/H6955/A/12/2178135

Site address: 5 Oakfield, Garth, Llangollen, Wrexham LL20 7DJ

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 William Edward Ashcroft against the decision of Wrexham County Borough Council.
- The application Ref LLR P/2012/0035, dated 16 January 2012, was refused by notice dated 5 March 2012.
- The development is the erection of a garden room 4m wide by 3m deep and 2.46m to the eaves, adjacent to the gable end of the bungalow (partly in retrospect).

Decision

1. The appeal is dismissed.

Procedural Matter

2. The garden room was in place at the time of my site visit and the application was retrospective.

Main Issue

3. I consider that the main issue in this case is the effect of the proposal on the character and appearance of the street scene with regard to its scale, position and materials.

Reasons

4. The appeal site is at the entrance to a cul-de-sac in a mainly residential area surrounded by countryside. The development is a timber outbuilding against the gable wall of the main dwelling, a bungalow.
5. At about 4m wide, 3m deep and with its roof approximately level with the bungalow's eaves the garden room is a large structure which, to my mind, is out of scale with the modest size of the main dwelling. Timber is a frequently used material for garden buildings but here its dark colour together with the unrelieved expanse of the elevation facing Oakfield draw attention to the conspicuous bulk of the development; its appearance is not particularly temporary. The roof form, a shallow mono-pitch with a deep overhang over the entrance, is uncharacteristic of the surrounding area and results in an awkward relationship with the gabled roof of the main dwelling. I

have only seen the site with the garden room in place but, in my judgement and taking account of the hedge and other structures, its erection has reduced openness and contributed to a somewhat cramped appearance on the plot.

6. The new garden room is partially screened by the boundary hedge but, as a result of the site's corner location, it is clearly visible not only to those entering Oakfield but also to people travelling on the main route through Garth. I do not consider that an appropriate landscaping scheme could screen the building sufficient for it to be acceptable.
7. Overall the development is obtrusive and out of character causing harm to the street scene. Its scale, position and materials do not accord with the character of the site or make a positive contribution to the appearance of the nearby locality, contrary to Policy GDP1 of the Wrexham Unitary Development Plan 1996-2011, adopted 2005.
8. I have noted the various comments regarding the loss of views and other matters but have given them little weight in reaching my decision. The scale and design of the conservatory at No. 1, which I saw at my site visit, are in keeping with the dwelling to which it is attached and no helpful comparisons can therefore be drawn with the development that is the subject of this appeal. I am aware that the local community council has not objected to the scheme and I have also seen the letter of support from a neighbour. The appellant did not realise planning permission was necessary but acted promptly to remedy this misunderstanding which arose from advice on the manufacturer's website. He has offered to alter the building but I am obliged to reach a decision on the scheme before me now.
9. I am sympathetic to the health problems of one of the family members and appreciate that the garden room provides a pleasant, peaceful and private space away from a shared bedroom. Nonetheless neither this benefit nor the environmentally friendly measures which the appellant has incorporated are sufficient to outweigh the harm which would be caused to the surrounding area. 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