



7 Oakfield
Garth
Llangollen
LL20 7DJ

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Town and Country Planning Act 1990
Section 78 Appeal at: 5 Oakfield, Garth, Llangollen

Dear Sir/Madam

We write to request a copy of the appeal decision for the above case.

Yours sincerely

A large black rectangular box redacting the signature of G.J. Richards.

G.J. Richards

A black rectangular box redacting the signature of H. Richards.

H. Richards

The Planning Inspectorate

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



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:

Address of site

Postcode
(if known)

SENDER DETAILS

Name

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)

What kind of representation are you making?

The original objection to planning permission and this representation in connection with the appeal to the Planning Inspectorate is not made with any regard to loss of views but is purely on the visual impact that this large wooden structure has on the surrounding area and the entrance to Oakfield Estate in particular.

The structure was erected without any consultation with either neighbours, Wrexham Council or Community Council. Work continued after need for planning permission was made known.

The boundary hedge was cut originally to allow access for a caravan which stood in garden for many years and was used primarily as extra storage/shed.

Very little forethought given to the project which is evident from the positioning of the shed so close to the boundary and the failure to check whether planning permission was needed

Owing to the variety of structures in the garden there is not really sufficient space to landscape the area and allowing the hedge to grow and planting trees and shrubs around the structure can only be a short term measure. As there is very little ground between the boundary and the front of the shed it will soon become too dark and damp to be a living space for anyone, resulting in the need to cut down the greenery.

There is already a large wooden garden room at the rear of the property (see attached photographs) so cannot understand the need to erect another, even larger one, in so prominent a position adjacent to the main Garth road.

Several reasons have been put forward as to why this garden room/shed is needed. At the start it was to be a play room for youngest son (Tom), when it was discovered that planning permission was required it was to be a place for the appellant to chill out and finally it is now claimed to be for second son (James) to have some space.

The remark in point 7 insinuating that somehow there has been something underhand between the complainants and the Wrexham Planning Dept is deeply offensive. The complainants have merely exercised their right, independently, to object to planning permission being given to a building that they consider to be detrimental to the visual appeal of Oakfield Estate. The planning services at Wrexham Council have done only what is required of them within the remit of their office and to infer otherwise is a scurrilous attack on the people employed there.

**Garden Room at
rear of property
Front View**





Garden Room at rear of property - Side View