

an appropriate emphasis at the closed end of the Cul-de-sac. Both the dwelling on plot A and the proposed dwelling have a different relationship to their plot size to the remainder of Dee Meadows. This gives them a degree of prominence and separateness. I consider that the introduction of variations in design within the proposed dwelling when compared to plot A and other properties in Dee Meadows would compliment their prominent position, and would not detract from the overall appearance of the Cul-de-sac.

7. I consider for these reasons that the proposal would not undermine the character of the surrounding area, or of Dee Meadows in particular, and would indeed compliment and enhance the overall appearance of the Cul-de-sac. I also consider that the proposed dwelling would not have a harmful effect when compared to the fall-back position. For these reasons I conclude that the proposal does not conflict with policy GDP1 of the Wrexham Unitary Development Plan.
8. The Local Planning Authority have recommended a condition removing permitted development rights because of what it considers to be the restrictive application site and its relationship to adjoining properties. I consider that the application site is of significant size and there is sufficient separation from adjoining properties that the imposition of such a condition in this context would be unduly restrictive. There do not appear to be any other exceptional circumstance that would further warrant the removal of permitted development rights.
9. Consequently for the reasons given above, and having considered all other matters raised, I conclude that the appeal should be allowed.

Gareth A. Rennie

Inspector

planting site preparation, planting and post planting maintenance works shall be carried out in accordance with the requirement of the current BS4428 code of Practice for General Landscape Operations (excluding hard surfaces). All new tree planting shall be carried out in accordance with guidance contained in section 13 of the current BS 5837 a Guide for Trees in Relation to construction – Recommendations.

- 5) No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 6) The dwelling hereby approved shall not be occupied until space has been laid out within the site in accordance with the submitted plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The car spaces and turning areas to be provided shall be kept available for the parking and turning of cars at all times.
- 7) Development shall not begin until details of the access between the dwelling hereby approved and Dee Meadows have been submitted and approved in writing by the local planning authority; and the building shall not be occupied until that access has been constructed in accordance with the approved details.
- 8) The dwelling hereby approved shall be occupied until works for the disposal of sewage and surface water have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority.

Main issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site benefits from planning permission granted in June 2008 (ref: P/2008/0107) for a development of a dwelling and this represents a fall-back option.
4. Dee Meadows is made up of narrowly separated detached houses in a Cul-de-sac. The proposed dwelling would occupy one of two plots at the head of the Cul-de-sac.
5. The proposed design is much simpler than the fall back position and would reduce the overall visual impact of the proposed dwelling, particularly given the lower elevation of the plot. It would result in the loss of a front gable, which is a design feature of other houses in the Cul-de-sac, but I do not consider that this loss would have a harmful effect. The addition of a balcony to the rear and side of the proposed dwelling would not be a prominent or incongruous addition to a property of this size.
6. The proposed dormer windows would reflect similar windows on the approved dwelling on the adjacent plot and the two properties taken together would provide



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 14/12/09

Appeal Decision

Site visit made on 14/12/09

gan/by Gareth A. Rennie MRTPI FRGS

**Arolygydd a benodir gan
Weinidogion Cymru**

**An Inspector appointed by
the Welsh Ministers**

Dyddiad/Date 25/01/10

Appeal Ref: APP/H6955/A/09/2114106

Site address: Plot B, Land adjacent to Dee Meadows, Holt, Wrexham, LL13 9YZ

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 & Mrs M Bellis against the decision of Wrexham County Borough Council.
- The application Ref P/2009/0513, dated 19 June 2009, was refused by notice dated 7 September 2009.
- The development proposed is the erection of a new detached house together with detached garage.

Decision

1. I allow the appeal, and grant planning permission for the erection of a new detached house together with detached garage at Plot B, Land adjacent to Dee Meadows, Wrexham, LL13 9YZ in accordance with the terms of the application, Ref P/2009/0513, dated 19 June 2009, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than five years from the date of this decision.
 - 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - 3) All hard and soft landscape works shall be carried out in accordance with the approved details as set out in the landscaping scheme shown in drawing No A(200)02F. The works shall be carried out within 3 months of the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.
 - 4) All trees, shrubs, and hedge plants supplied shall comply with the requirements of the current BS3936 Specification of Nursery Stock. All pre-