

the proposal, and would present a risk to road safety. It is therefore contrary to policy GDP1 of the Wrexham Unitary Development Plan and National planning guidance.

14. Consequently for the reasons given above, and having considered all other matters raised, I conclude that the appeal should be dismissed.

Gareth A. Rennie

Inspector

appearance and be out of character with its surroundings when seen from the adjacent housing and the wider area.

6. The open space and current pattern of development contribute to the character of the area. The proposal would introduce a more concentrated pattern of development with no direct relationship with the road. This would erode the setting of the existing houses and their relationship with the associated open space.
7. The proposal could not be considered as infill and its backland position would also erode the amount of open space within this part of the village, which is an important part of its character. It would also undermine the setting of the existing dwellings. The proposal would not be in keeping with the existing pattern of development and harm the character and appearance of the area as a result.

Living Conditions

8. The introduction of a new dwelling into the appeal site would cause additional activity within the site and result in additional vehicular movements along the proposed access. The increase in comings and goings would introduce an further harmful level of disturbance and noise from cars in close proximity to adjacent properties.
9. The appellants have stated that the increase in traffic would be negligible, particularly because of the proximity to the services within the village. Whilst not perhaps significant in itself, the cumulative effect on noise and disturbance from the comings and goings from the existing and proposed dwellings, combined with the proximity of the access road to the gable end of No.4, would give rise to an unacceptable degree of harm to the living conditions of its residents.

Other Matters

10. The width of the access drive is inadequate for its proposed shared use and the condition of its surface is poor. Overall the access drive is in poor condition and of limited width. It affords vehicular and pedestrian access to the rear of No. 4 and pedestrian access to the rear of the adjacent terrace to the north. It appears to be in regular use. The increased vehicular activity as a result of the proposal would result in a potential risk to safety arising from the interaction between pedestrians, and vehicles entering and leaving the proposed house.
11. In addition there is little space for manoeuvre along the access road and vehicles leaving the appeal site towards Park Road could result in vehicles entering the access road having to reverse back along it towards and onto Park Road.
12. The appellants have stressed that the site is currently derelict and the proposal would bring the land into a purposeful and functional use. Nonetheless, I consider that these factors outweigh the harm that I have identified.

Conclusions

13. The proposed development would be out of accord with the pattern of development and the overall character and appearance of the area. It would also harm the living conditions of residents of neighbouring properties through noise and disturbance as a result of the additional comings and goings associated with



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 27/01/10

Appeal Ref: APP/H6955/A/09/2114294

Site address: Land adjacent to Park Road, Coedpoeth, Wrexham, LL11 3TD

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 James Ellis against the decision of Wrexham County Borough Council.
- The application Ref COE P/2009/0247, dated 26 March 2009, was refused by notice dated 12 May 2009.
- The development proposed is 1 No. three bedroom detached dwelling.

Decision

1. I dismiss the appeal.

Main issues

2. The main issues in this case are the effect of the proposal on the character and appearance of the area and the effect of the proposal on the living conditions of neighbouring properties.

Reasons

3. The proposal is for the erection of a dwelling on an enclosed piece of land to the rear properties facing Park Road. Access to the highway is indicated as running alongside No. 4 Park Road.
4. The proposed development represents backland development which is not a feature of this part of Coedpoeth. The houses along Park Road have a direct relationship with the road and are typically terraced with short rear gardens. Whilst the properties along Assembly Road to the west are typically detached or semi detached, they similarly have a direct relationship with the road.
5. The proposed house would be much larger in terms of bulk and scale, and very different in terms of its siting, proportions and character to the properties that surround it. The existing dwellings surrounding the site are much smaller in scale and have simple layouts. The proposal's backland position would make it highly visible to surrounding properties. The proposed house would have an incongruous