



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 22/05/21

gan **P J Davies, BSc (Hons) MA MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 14/6/21

Appeal Decision

Site visit made on 22/05/21

by **P J Davies, BSc (Hons) MA MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 14/6/21

Appeal Ref: APP/H6955/A/21/3271904

Site address: Land adjacent 1 Whiteoaks, Brymbo Road, Bwlchgwyn, Wrexham, LL11 5UJ

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 Howard Pearson against the decision of Wrexham County Borough Council.
 - The application Ref: BRY P/2020/0597 dated 17 September 2020, was refused by notice dated 24 November 2020.
 - The development proposed is a two-storey dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

3. The appeal site is a narrow strip of land situated in a prominent location at the entrance to Whiteoaks, a cul-de-sac where houses are generously proportioned within their plots and set back from the road. The site is adjoined on three sides by roads and a lane, effectively forming a protruding limb of land which reinforces its prominence. It is enclosed for the most part by an established hedgerow and its openness is an important component of the verdant and spacious character of the locality.
 4. The elongated and narrow shape of the site limits the developable area. Consequently, the proposed dwelling would be sited close to the east and west boundaries that abut the cul-de-sac and the lane. In addition, unlike the general orientation of houses in Whiteoaks, its principal elevation would face Brymbo Road, resulting in a deep secondary elevation with limited interest facing into the cul-de-sac. Given the proximity to the road, this elevation would have a physically overbearing presence in a visual sense. Having regard to its immediate context where dwellings are set back and face into the cul-de-sac, the dwelling would appear forced into an inadequate space resulting in a tight and cramped form of development. The choice
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of materials and architectural form would be generally compatible with the area, but the siting and scale of the dwelling within this constrained plot would erode the pleasant spacious qualities of its context.

5. I accept that this current proposal is a full application, and there have been some changes to the site since the previous appeal was dismissed¹. In particular, the site is now enclosed by an established hedge which restricts views into the site at ground level. Nonetheless, given the height of the dwelling, it would stand well clear of the hedgerow, some of which would also be removed for the access allowing views into the site. The unacceptable effects arising from the awkward form of the plot and the siting and relationship of the dwelling to its surroundings would therefore be readily apparent.
6. The proposed dwelling would be in a settlement and involves previously developed land in an accessible and sustainable location. However, as I have found, it does not follow that all such land will be suitable for development. I have had regard to the Council's housing land supply shortage, however in this case, the very modest contribution to housing land supply would not outweigh the identified harm. This does not therefore sway my decision.
7. I am satisfied that the proposal would not result in any material harm to residential amenity, and there is no substantive evidence that it would lead to any highway safety issues. However, I find nothing that leads to me to alter my overriding conclusion that the proposal would be harmful to the character and appearance of the surrounding area, contrary to Policies H2 and GDP1(a) of the Wrexham Unitary Development Plan.
8. In reaching my decision, I have taken account of the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives as required by section 8 of the WBFG Act.
9. For the above reasons, and having regard to all matters raised, the appeal is dismissed.

P J Davies

INSPECTOR

¹ APP/H6955/A/08/2087087