Report of the Chief Officer Economy and Planning

Application Reference
P/2026/0130

Applicant
Mark Williams

Agent

Site Address
HOLLY HOUSE, SUMMERHILL ROAD, GWERSYLLT, WREXHAM, LL11 4SW

Description of Development
CODI WAL GONCRIT A FFENS BREN GYDA THIRLUNIO CYSYLLTIEDIG / ERECTION OF CONCRETE WALL AND TIMBER FENCE WITH ASSOCIATED LANDSCAPING

Ward
Gwersyllt West/Gorllewin Gwersyllt

Community
Gwersyllt/Gwersyllt

Recommendation
Grant

Officer Report

Site Description
The application site relates to two adjacent but detached dwellings with the same applicant/homeowner. The existing dwellings are Holly House and Oakdene. Both dwellings facing onto Summerhill Road and have rear gardens adjacent to Rogers Lane.

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Proposal
Planning Permission is sought for the erection of a concrete retaining wall and a timber fence.

The development proposed is located along the rear garden boundary of the existing dwellings adjacent to Rogers Lane. The height of the wall is approximately 1.6m and the fence 1.55m high, giving a combined height of 3.15m.

Development has already started but work has been paused pending the determination of this application.

The retaining wall element has already been completed and a timber fence constructed which has been subject to a number of height reductions from the initial starting point of over 2m high.

Reason for Committee Determination
Objection received from the Community Council

Site History
P/2009/0598 - ERECTION OF DETACHED DWELLING INCLUDING ALTERATION TO EXISTING MEANS OF ACCESS - Granted - 21/08/2009 (application site)

P/2025/0554 - ERECTION OF CONCRETE WALL AND TIMBER FENCE WITH ASSOCIATED LANDSCAPING - Withdrawn - 29/08/2026.

Development Plan
Wrexham Unitary Development Plan (1996 - 2011) UDP
GDP1 - Development Objectives
PS2 - Broad Location of Development
PS11 - Biodiversity

Local Planning Guidance Notes:
No 21 - Space Around Dwellings
No 30 – Design

Consultation Responses
Community Council:
Gwersyllt Community Council - Objections for the following reasons: -

1) Encroachment onto the adjacent highway and the negative impact that has had on the users and residents of Rogers Lane - Officer comment: It does not encroach onto the public highway as confirmed by the highways department)
2) The visual intrusion of this boundary treatment on Rogers Lane
3) This development is not in keeping with the character of the area.
4) The loss of light the proposed development creates for the surrounding residents on Rogers Lane.

Local Member:
Councillor Annette Davies - No Response.

Highways:
The retaining wall does not encroach on the existing highway.

Recommend the submission of appropriate plans / calculations to demonstrate the suitability / structural integrity of the wall.

Publicity Undertaken:
Notification Letters: 10 x Neighbour Letters

Responses to Publicity:
No Responses

Background
This is a retrospective application as the development commenced without the benefit of planning permission.

A previous application (Ref: P/2025/0554) for the same development was withdrawn. This allowed for further discussions with the Highways Officer about the retaining wall proposed and to secure a proposed reduction in the height of the fence from 2.4m to the 1.55m height now proposed.

Design
The new retaining wall is 1.6m. The fence above the wall is set back and the applicant is proposing to reduce it from 2.4m to 1.55m in height, taking the whole boundary treatment to just over 3m along the rear boundary of both existing dwellings and adjacent to Rogers Lane.

The appearance and overall height of the boundary treatment is comparable to neighbouring properties, which have similar boundary treatments along Rogers Lane, in a setting which is subject to significant ground level changes - i.e. gardens set at a higher level than the road. The reduced height of the fence now proposed

is felt to be in keeping with neighbouring property and together with the retaining wall, the proposal provides for a similar appearance to that of other rear boundaries of Summerhill Road properties. Consequently, the development is in keeping with the existing dwelling and the wider setting. The submitted details also indicate that the wall would be finished in a light beige/light grey colour and that the fence would be softened through associated climbing planting/landscaping. The development therefore accords with policy GDP1 of the Wrexham UDP.

Impact on Neighbouring Amenity
The Community Council have raised concerns regarding loss of light to properties on Rogers Lane.

The wall and fence are of a notable height when viewed from the Rogers Lane side. However, the wall is seen in the context of a site built into a slope and with ground levels that are at a level higher than neighbouring housing on the opposite side of Rogers Lane. The nearest properties in this regard are approximately 15 metres to the east of the development. Given the orientation and scale of the development and the sloping context, the development is not considered to have a detrimental impact on the amenity of residents in terms of light or outlook.

Having regard to the above, the development is not considered to harm the amenity afforded to occupiers of any neighbouring properties and is therefore in accordance with the requirements of policy GDP1 of the UDP.

Highway Considerations
It has been confirmed by the Highway Officer that the retaining wall in question does not encroach onto the adopted highway. It therefore does not give rise to highway safety concerns and accords with policy GDP1 of the UDP.

In addition to planning permission and to ensure public safety, the applicant needs to obtain approval for the wall and fence separately from the Council as Local Highways Authority under section 167 of the Highways Act 1980 given the proximity of the structure to the public highway.

Natural Environment
The development has replaced the former laurel hedge that existed along the Rogers Lane boundary.

The application is not accompanied by a Green Infrastructure Statement or net Biodiversity Benefit Measurements to provide an enhancement in this regard and to replace the loss of the previous hedging that was found at this boundary. However, proposed landscaping behind the proposed fence and various climbing plants on it would provide a proportionate green infrastructure benefit, the details of which will be secured by way of condition.

Having regard to the above, the development accords with the relevant policies such as policy PS2, PS11 and GDP1 of the UDP and National Planning Policy Wales Edition 12 guidance.

Drainage
The applicants have not increased the extent of hard surfacing within the curtilage of the dwelling therefore the development will not increase surface water run-off from the property. As such, it does not give rise to any drainage concerns and therefore accords with policy GDP1 of the UDP.

Conclusion
The development does not give rise to concerns regarding the character and appearance of the area, residential amenity or highway safety. It therefore accords with the relevant UDP policies.

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Details of Wall and Fence Plan - HHG 003b - dated 12.05.2026, 2) Accompanying Site Plan - HHG 004 - dated 25.07.2025, 3) Accompanying Site Location Plan - HHG 001 - dated 15.07.2025, 4) Accompanying Location Plan - dated 04.03.2026 and 5) Accompanying Application Form.

2. Within three months of the date of this decision, the height of the fence shall be reduced 1.55 metres (as measured from the top of the retaining wall) in accordance with the details shown on the drawing. Details of Wall and Fence Plan - HHG 003b - dated 12.05.2026 and thereafter retained at that height.

3. Within three months of the date of this decision a scheme of soft landscaping and biodiversity enhancements shall have been submitted for the written approval of the local planning authority. The scheme shall include a timetable for its implementation. Landscaping shall thereafter be retained in accordance with the approved details. Any soft landscaping which, within a period of 5 years from the completion of the landscaping scheme, dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season by soft landscaping of similar size and species to those originally planted.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

2. In the interests of the visual amenities of the area in accordance with Policy GDP1 of the UDP.

3. In the interests of the visual amenity of the area and to secure a net benefit to biodiversity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.4.5 of Planning Policy Wales 12.

Notes

Notwithstanding the grant of planning permission, under section 167 of the Highways Act 1980, plans, sections and specifications for the wall must also be submitted to the Council, as Local Highways Authority for approval.