In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MR MARK JONES	**Code Number**	BRO P/2024/0077
Agent	MR DAFYDD EDWARDS BLUEPRINT ARCHITECTURAL SERVICES OFFICE 34K REDWITHER TOWER WREXHAM LL13 9XT	**Date Received**	23/01/2024
		Decision Date	20/03/2024

Town and Country Planning Act, 1990

Location of application

10 DAISY ROAD, BRYNTEG, WREXHAM, LL11 6LH

Description of application

FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are the following:-

DM1	Development Management Considerations
NE2	Local Designations for Nature Conservation and Geological
SP2	Importance
T1	Location of Development
	Managing Transport Impacts

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed extension, by virtue of its location and size, would lead to increased levels of overshadowing and be overbearing to the neighbouring property 11a Daisy Road, and as such would cause a detrimental impact upon residential amenity, contrary to the requirements of Policy DM1 of the Wrexham Local Development Plan and the advice set out in Local Planning Guidance Note 20 – House Extensions.

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm