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 Iain Siddle

Reference P/2024/1297

Decision Date 19/12/2024

Town and Country Planning Act, 1990

Location of Application

34 MILLFIELDS, NEW BROUGHTON, WREXHAM, LL11 6TX

Description of Application

NEWID DEFNYDD O DIR I GWRTIL PRESWYL

CHANGE OF USE OF LAND TO RESIDENTAL CURTILAGE

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

Particulars of decision : REFUSED

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Reason(s)

1. The incorporation of land into residential curtilage represents a demonstrable harmful visual intrusion of the settlement into the open countryside, and would appear as a poorly related spur, which does not reflect or reinforce the visual appearance of the locality. The development would result in unjustified harm to the character of the area, which is not outweighed by the very limited benefits of the scheme in the planning balance. Therefore, the development is considered to be unacceptable and contrary to policies SP2, SP12 and DM1 of the Wrexham Local Development Plan.



David Fitzsimon

Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council