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

Applicant Dr Nigel Hudson

Reference P/2024/1543

Decision Date 17/02/2025

Town and Country Planning Act, 1990

Location of Application

2 MAREILIAN AVENUE, MARFORD, WREXHAM, LL12 8LL

Description of Application

TRAWSNEWID GAREJ YN RHANDY

CONVERSION OF GARAGE TO ANNEXE

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
SP2 - Location of Development
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

Reason(s)

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

Applicant Dr Nigel Hudson

Reference P/2024/1543

Decision Date 17/02/2025

1. The development, by virtue of its inappropriate scale and design as a building capable of becoming a separate and stand alone residential dwelling, would cause a negative impact upon the character of the area and would form an incongruous design feature within the street scene, harming the visual amenities of the area. The development is thus contrary to the requirements of Policies DM1 and SP12 of the Wrexham Local Development Plan (2013-2028) and TAN 12 (Design).

2. The development, by virtue of its lack of interdependency on the main dwelling and potential to function as a separate dwelling is not considered to be a genuine annex to the host dwelling or be acceptable as such.

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