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 Thomas Walder

Reference P/2025/0178

Decision Date 02/05/2025

Town and Country Planning Act, 1990
Section 73

Location of Application

LODGE COTTAGE, DRURY LANE, TYBROUGHTON, WHITCHURCH, SY13 3BE

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2021/0472 I DDIWYGIO DYLUNIAD ADEILAD ALLAN

VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2021/0472 TO AMEND DESIGN OF OUTBUILDING

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
SP2 - Location of Development
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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Applicant Mr Thomas Walder

Reference P/2025/0178

Decision Date 02/05/2025

Reason(s)

1. The proposed variation of condition 2 of planning permission P/2021/0472, by virtue of its inappropriate scale, would result in a design that is overwhelming and not considered to be in-keeping with the existing dwelling and would cause a negative impact upon the openness and rural character of the wider setting, harming the visual amenities of the area. The proposal is therefore considered to be unacceptable and to be contrary to the requirements of Policies SP2, SP12 and DM1 of the Wrexham Local Development Plan and to the advice set out in LPGN 13.



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