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 R McHugh

Agent Mr Sean Caddick
13 Belvidere Walk,
Shrewsbury, United
Kingdom, SY2 5LT

Reference P/2025/0270

Date Received 18/03/2025

Decision Date 13/05/2025

Town and Country Planning Act, 1990

Location of Application

4 FFORDD GLYN, WREXHAM, LL13 7QN

Description of Application

ESTYNIAD I'R GAREJ A CHODI WAL DERFYN

EXTENSION TO GARAGE AND ERECTION OF BOUNDARY WALL

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
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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Reason(s)

1. The proposal, by virtue of inappropriate siting would cause a negative impact upon the character of the host dwelling and surrounding street scene 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, TAN 12 (Design) and Wrexham Local Planning Guidance Note 20.



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