

In pursuance of its powers under the Acts and 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 MR AND MRS THOMAS

Reference P/2024/0209

Agent MR ANDREW GAMBLE
AGD ARCHITECTURAL LTD
CALBOURNE, CHURCH LANE,
GILDEN SUTTON, CHESTER,
CH3 7EW

Date Received 15/03/2024

Decision Date 21/06/2024

Town and Country Planning Act, 1990

Location of Application

42 TREVALYN WAY, ROSSETT, WREXHAM, LL12 0EJ

Description of Application

TRAWSNEWID GAREJ BRESENNOL A CHODI GAREJ AR WAHÂN
CONVERSION OF EXISTING GARAGE AND ERECTION OF DETACHED
GARAGE

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

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Reason(s)

1. The development, by virtue of its inappropriate siting and scale within a largely open and prominent corner plot, would cause a negative impact upon the character of the host 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 adopted Wrexham Local Development Plan (2013-2028), TAN 12 (Design) and Wrexham Local Planning Guidance Note 20.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)