

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 PICKEN	Reference	P/2024/0218
Agent	BLUEPRINT LTD DAFYDD EDWARDS Office 34K Redwither Tower Wrexham Industrial Estate Wrexham LL13 9XT	Date Received	18/03/2024
		Decision Date	08/07/2024

Town and Country Planning Act, 1990

Location of Application

2 HOLT LODGE COTTAGES, HUGMORE LANE, LLAN Y PWLL, WREXHAM,
LL13 9YD

Description of Application

ESTYNIAD LLAWR CYNTAF UWCHBEN ELFEN UNLLAWR PRESENNOL
FIRST FLOOR EXTENSION ABOVE EXISTING SINGLE STOREY ELEMENT

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

Particulars of decision : REFUSED

Reason(s)

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1. The development, by virtue of its inappropriate design and scale would over dominate the existing dwelling house and would result in a negative impact upon the character of the rural 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.
2. The development, by virtue of its large scale and proximity to the boundary with the adjoining dwelling, would cause an adverse impact upon neighbouring residential amenity by way of overbearing and overshadowing effects. Thus, the development is contrary to the requirements of Policy DM1 of the adopted Wrexham Local Development Plan (2013-2028).

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](#)