

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	MISS PAZZ LANCASTER- MCGRATH	Reference	P/2024/0115
Agent	MR JACK FELGATE	Date Received	06/12/2023
		Decision Date	28/11/2024

Town and Country Planning Act, 1990

Location of Application

BRYN HYFRYD CLAYTON ROAD PENTRE BROUGHTON WREXHAM LL11 6BL

Description of Application

CAIS AMLINELLLOL AR GYFER CODI ANNEDD (CADW POB MATER)
/ OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS
RESERVED)

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN12 – Design

TAN18 – Transport

TAN5 – Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

H1 - Housing Allocations

NE1 - International and National Nature Conservation Designations

NE3 - Trees, Woodlands and Hedgerows

NE6 - Waste Water Treatment and River Water Quality

SP1 - Housing Provision

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP19 - Green Infrastructure

SP2 - Location of Development

T1 - Managing Transport Impacts

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Particulars of decision: REFUSED

Reason(s)

1. The development will have a detrimental impact upon the amenity of the occupiers of Tegfan by way of overbearing impact, loss of light and loss of privacy and therefore conflicts with policy DM1 of the Wrexham Local Development Plan.
2. Due to size of the plot coupled with the indicative scale and footprint of the proposal, the development will appear cramped and overdeveloped resulting in a detrimental impact upon the character/ grain of the area, compromising the visual amenity of the street scene and therefore conflicting with policy DM1 of the Wrexham Local Development Plan.

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](#)