

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 IAN REYNOLDS	Code Number	GWE P/2024/0233
Agent	MR IAN REYNOLDS 31 PENRHYN DRIVE GWERSYLLT WREXHAM LL11 4LY	Date Received	21/03/2024
		Decision Date	22/05/2024

Town and Country Planning Act, 1990

Location of application

31, PENRHYN DRIVE, GWERSYLLT, WREXHAM, LL11 4LY

Description of application

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In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are the following:-

DM1	Development Management Considerations
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP14	Natural Environment
SP19	Green Infrastructure
SP2	Location of Development
T1	Managing Transport Impacts

Particulars of decision that permission be REFUSED

Reason(s)

1. The development will have a detrimental impact upon the amenity of occupiers of nearby properties by virtue of the proximity to site boundaries and the restricted site curtilage and therefore conflicts Policy DM1(ii) of the Wrexham Local Development Plan.

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm