

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 JAMES TAYLOR	Code No	CEF P/2021/0422
Agent	MR JAMES TAYLOR 76 HIGH STREET CATERHAM CR3 5UD	Date Received	29/04/2021
		Decision Date	19/12/2023

Town and Country Planning Act, 1990

Location of application

WYLFA, BOWERS ROAD, ACREFAIR, WREXHAM, LL14 3TF

Description of application

CODI 2 BUNGALOW A FFURFIO MYNEDIAD CERBYDAU / ERECTION OF 2 BUNGALOWS AND FORMATION OF VEHICULAR ACCESS

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

Particulars of decision that permission be REFUSED

Reason(s)

1. A poor standard of amenity would be afforded to future occupiers of the development due to the relationship between the two proposed dwellings and the limited amenity space and it therefore conflicts with the requirements of Policy GDP1(a) of the Wrexham Unitary Development Plan.



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