

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

|                  |                                                                                                        |                      |                 |
|------------------|--------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR & MRS JAMES PERCIVAL                                                                                | <b>Code Number</b>   | OVE P/2022/0288 |
| <b>Agent</b>     | JAMES BENNETT<br>GREENSPACE ARCHITECTS LTD<br>THE OLD TOWN HALL<br>THE SQUARE<br>ELLESMERE<br>SY12 0EP | <b>Date Received</b> | 23/03/2022      |
|                  |                                                                                                        | <b>Decision Date</b> | 17/07/2023      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

QUEENSBRIDGE HOUSE, OVERTON, WREXHAM, LL13 0LE

#### **Description of application**

ADDASIADAU AC ESTYNIADAU I'R TY ALLAN I FFURFIO GAREJ, CYSGODFA CEIR A STORFA GYDAG YSTAFELL GEMAU, SWYDDFA GARTREF AC YSTAFELL GAWOD UWCHBEN / ALTERATIONS AND EXTENSIONS TO OUTBUILDING TO FORM GARAGE, CAR PORT AND STORE WITH GAMES ROOM, HOME OFFICE AND SHOWER ROOM ABOVE

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

GDP1  
PS2

#### **Particulars of decision that permission be REFUSED**

#### **Reason(s)**

1. Due to the size and height of the building, the building will not appear as a subsidiary outbuilding within the curtilage of the dwelling, undermining the character and appearance of the site. It will also detract from the wider rural landscape. The development therefore does not accord with policy GDP1 (a) and PS2 of the Wrexham Unitary Development Plan and policy DM1 (i) of the draft Wrexham Local Plan.

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THE OLD TOWN HALL  
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**Date**



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