

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 MATT SALISBURY	Code	WRR P /2023 /0670
Agent	MR GERAINT EDWARDS ARKIFY 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Number Date Received	19/10/2023
		Decision Date	26/01/2024

Town and Country Planning Act, 1990

Section 192 (as amended)

Certificate of Lawful Use of Proposed Use or Development

Site Address

75, CHESTER ROAD, WREXHAM, LL11 2SG

Proposed Development

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER ESTYNIAD UNLLAWR ARFAETHEDIG I OCHR YR EIDDO A ESTYNIAD UNLLAWR I GEFN YR EIDDO / LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

The Wrexham County Borough Council hereby **refuses to certify** that on 19/10/2023 the above mentioned development would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended, for the following reason:-

REASON

The proposal is contrary to the provisions of Schedule 2, Part 1, Class E.1 (h) of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. This is because the detached garage, being within 2 metres of the proposed side/rear extension, would exceed 1.5 metres in height.



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

Dated: 26/01/2024

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