

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 DAVE DOUGLAS 3 RHOSRHEDYN SOUTHSEA WREXHAM LL11 6PR	Code Number	BRO P/2023/0287
Agent	MR DAVE DOUGLAS	Date Received	25/04/2023
		Decision Date	12/07/2023

Town and Country Planning Act, 1990

Location of application

3, RHOSRHEDYN, SOUTHSEA ROAD, SOUTHSEA, WREXHAM,
LL11 6PR

Description of application

CODI ESTYNIAD LLAWR GWAELOD/ERECTION OF GROUND FLOOR
EXTENSION.

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

GDP1 Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed extension will result in a harmful intrusion into the street scene and therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan and the advice contained within the adopted Local Planning Guidance Note 20 ""House Extensions""

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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