

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 SCOTT GRAVES	Code Number	ROS P/2023/0009
Agent	MR SCOTT GRAVES BASSETT HOUSE STATION ROAD ROSSETT WREXHAM LL12 0HE	Date Received	28/12/2022
		Decision Date	03/04/2023

Town and Country Planning Act, 1990

Location of application

BASSETT HOUSE, STATION ROAD, ROSSETT, WREXHAM, , LL12 0HE

Description of application

GOSOD DRYSAU A FFENESTRI NEWYDD / INSTALLATION OF REPLACEMENT DOORS AND WINDOWS

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

EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed replacement doors and windows by virtue of the proposed materials would not maintain or enhance the property that lies within the Rossett Conservation Area. The development is contrary to Policies GDP1, PS2 and EC7 of the Wrexham Unitary Development Plan, Policy SP15 of the Wrexham Local Development Plan and guidance contained with the Rossett Conservation Area Assessment and Management Plan.

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BASSETT HOUSE
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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