

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 CLIVE CLAYTON	Code Number	WRR P/2022/0848
Agent	MR CLIVE CLAYTON 26 EDINBURGH ROAD WREXHAM LL11 2RG	Date Received	21/09/2022
		Decision Date	16/11/2022

Town and Country Planning Act, 1990

Location of application

26 EDINBURGH ROAD, WREXHAM, LL11 2RG

Description of application

ESTYNIAD UNLLAWR I OCHR A CHEFN YR EIDDO / SINGLE STOREY SIDE AND REAR 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
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. By virtue of its siting and scale, the development will have a detrimental impact upon the amenity of the occupiers of the adjoining property known as No.28 Edinburgh Road, by way of loss of light to, and restriction of outlook from, the windows in the rear elevation, and therefore conflicts with Policy GDP1 a) of the Wrexham Unitary Development Plan and the advice contained within Local Planning Guidance Note No. 20 'House Extensions'.



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