

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	MRS ALLISON BYWATER	Code Number	MAE P/2023/0199
Agent	MRS ALLISON BYWATER 2 WESTWAY PENLEY WREXHAM LL13 0JW	Date Received	16/03/2023
		Decision Date	17/07/2023

Town and Country Planning Act, 1990

Location of application

2 WESTWAY, PENLEY, WREXHAM, LL13 0JW

Description of application

ADEILADU FFENS (OL-WEITHREDOL) / ERECTION OF FENCE (IN RETROSPECT)

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
FW	Future Wales: The National Plan 2040
PPW	Planning Policy Wales (Edition 11)
TAN 12	Design

Particulars of decision that permission be REFUSED

Reason(s)

1. By reason of its siting, design, and the largely open-plan appearance of the host street scene, the fence at this prominent corner plot adversely impacts the visual amenity of the street scene and harmfully dilutes the open character. The development is therefore contrary to the requirements of Policies PS2 and GDP1 of the adopted Wrexham Unitary Development Plan, Paragraphs 2.6, 4.5, 4.8 and 6.16 of TAN 12 (Design) and Paragraphs 3.9 and 3.10 of Planning Policy Wales (Edition 11).



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.