

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	E PUTWAIN	Code Number	WOR P/2022/0440
Agent	MR MARTIN PARRISH THE PLANNING GROUP LTD THE SWALLOWS HORTON WEM SHREWSBURY SY4 5ND	Date Received	04/05/2022
		Decision Date	28/07/2022

Town and Country Planning Act, 1990

Location of application

BARNFIELDS, MULSFORD, MALPAS, WREXHAM, , SY14 7LP

Description of application

ESTYNIAD DAU LAWR I'R GAREJ I ROI LLETY YCHWANEGOL A GOFOD SWYDDFA / TWO STOREY EXTENSION TO GARAGE TO PROVIDE ANNEXE ACCOMMODATION AND OFFICE SPACE

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

EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

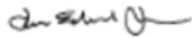
1. The proposal would involve the creation of living accommodation with its own facilities, and with no physical connection to the main dwelling, having the appearance of a separate unit with the facilities needed for occupation as a separate dwelling. There is no proven justification for the necessity of the development on the grounds of providing care for a family member because of their age, health or infirmity. The proposal is therefore viewed as an independent dwelling not ancillary to the main dwelling. The site lies outside of a settlement limit and in open countryside and is therefore an inappropriate location for residential development. As such the proposals do not accord

with policy H5 of the Wrexham Unitary Development Plan, as well as paragraphs 3.39 and 3.60 of Planning Policy Wales.

2. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels which would be harmful to the River Dee and Bala Lake Special Area of Conservation (SAC). The proposal is therefore contrary to paragraph 6.4.18 of Planning Policy Wales and Policy EC6 of the Wrexham Unitary Development Plan.

3. The development would have potential to increase vehicular movements within the site using an inadequate access, providing splays of approximately 2.4 x 4m in both directions measured to the nearside edge of the adjoining highway, compared with the required splays of 2.4 x 117m in the easterly direction and 2.4 x 114m in the westerly direction in accordance with TAN18. The development is not considered to ensure safe vehicular access to and from the development site and would therefore fail to comply with policy GDP1 of the Wrexham UDP (2005).

Note(s) to applicant



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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