

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	IAN DAVIES	Code No	MIN P/2021/0724
Agent	HDS ARCHITECTURAL SERVICES MR CARL HUGHES FERNDAL VILLA 25 MANLEY ROAD WREXHAM LL13 8HD	Date Received	14/07/2021
		Decision Date	14/11/2022

Town and Country Planning Act, 1990

Location of application

CLITH HOUSE, OLD ROAD, BWLCHGWYN, WREXHAM, , LL11 5UF

Description of application

TRAWSNEWID GAREJ BRESENNOL I ANECS GYDAG ESTYNIAD I'R CEFN A DORMER AR YR OCHR / CONVERSION OF EXISTING GARAGE TO ANNEXE WITH EXTENSION TO THE REAR AND DORMER TO THE SIDE

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

EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development would result in the creation of living accommodation tantamount to the erection of a new dwelling, outside of a settlement limit and in the countryside. The proposal does not accord with any of the circumstances as set out in Policy H5 of the Wrexham Unitary Development Plan, and is therefore unacceptable in principle. To allow the development would therefore be contrary to Policies PS1, PS4 and H5 of the

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Wrexham Unitary Development Plan, as well as paragraphs 3.39 and 3.60 of Planning Policy Wales, Edition 11.

Note(s) to applicant



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