

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 ANTONY HUNT	Code No	HAN P/2022/0023
Agent	JAN BARGIEL J BARGIEL ARCHITECTURAL CONSULTANTS 2 CHURCH MEWS LLANFAIR DYFFRYN CLWYD RUTHIN LL15 2RJ	Date Received	06/01/2022
		Decision Date	30/05/2022

Town and Country Planning Act, 1990

Location of application

STABLEHOUSE, THE PANT FARM, HANMER, WREXHAM, SY13 3DS

Description of application

NEWID DEFNYDD O DIR I GWRTIL PRESWYL A ADEILADU ADEILADAU ALLAN /CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE AND ERECTION OF OUTBUILDING

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

EC13	Surface water run-off
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
PS2	Development and the environment
T8	Parking

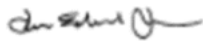
Particulars of decision that permission be REFUSED

Reason(s)

1. The development is located outside of a settlement limit and within a Special Landscape Area where there is a presumption against new residential or domestic development. The development does not accord with policies GDP1A, PS2, EC5 and H5 of the Wrexham Unitary Development Plan and adopted Local Planning Guidance Notes 13 Housing in the Countryside and 14 Garden extensions.

Note(s) to applicant

The drawings referred to in this decision are:
HUGH010/ 08 Proposed plan and elevations
21/41/1 Site layout Plan
Location Plan



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