

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 SHARON VASSELL	Code Number	PEN P/2022/0700
Agent	PHOEBE HUGHES PEN Y COED HALL LANE RHOS WREXHAM LL14 1TG	Date Received	18/07/2022
		Decision Date	19/10/2022

Town and Country Planning Act, 1990

Location of application

9, GARDD FRANCIS, PENYCAE, WREXHAM, , LL14 2LY

Description of application

CADW PORTH CEIR / RETENTION OF CAR PORT

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

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development is considered to be an inappropriate development to the front of the host dwelling. The car port in its current location results in significant and material harm to the visual appearance and character of the area by virtue of being an overbearing and incongruous in the street scene and an inappropriate ancillary structure within the grounds of the host dwelling. The development would result in adverse impacts to the character of the property and the surrounding built environment contrary to the requirements of Policies GDP1 and PS2 of the Wrexham Unitary Development Plan, and Local Planning Guidance Note 20.

2. The proposed development would result in an adverse impact upon the residential amenity of the neighbouring properties by virtue of loss of privacy. Loss of light and would appear overbearing, contrary to the requirements of Local Planning Guidance Note 20. In this regard, the minimal benefits of the proposal does not outweigh the harm that would be caused.

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HALL LANE
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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