

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 ROBIN WRIGHT	Code Number	COE P/2021/1092
Agent	BLUEPRINT LTD MS EMILY JACKSON OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	11/11/2021
		Decision Date	05/01/2022

Town and Country Planning Act, 1990

Location of application

30, NANT ROAD, COEDPOETH, WREXHAM, LL11 3TF

Description of application

CODI BALCONI YNG NGHEFN YR EIDDO / ERECTION OF BALCONY TO THE REAR OF PROPERTY

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
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The development will have a detrimental impact upon the amenity of occupiers of the adjoining properties by way of loss of privacy and overlooking and therefore conflicts policy GDP1(f) of the Wrexham Unitary Development Plan.

Applicant MR ROBIN WRIGHT

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Officer Appointed for this purpose
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