

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 ROGER JESSON	Code Number	CEF P/2022/0164
Agent	MR ROGER JESSON WESTBOURNE VICARAGE HILL RHOSTYLLLEN WREXHAM LL14 4AR	Date Received	14/02/2022
		Decision Date	27/05/2022

Town and Country Planning Act, 1990

Location of application

19 - 20, HILL STREET, CEFN MAWR, WREXHAM, LL14 3BA

Description of application

CODI DECIN (CAIS OL-WEITHREDOL) / ERECTION OF DECKING (IN RETROSPECT)

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

EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The development by virtue of its, location, size, scale, design, construction, layout and appearance does not accord with the character of the site and does not make a positive contribution to the appearance of the nearby locality. Neither does it preserve or enhance the Cefn Mawr Conservation Area. As such it is contrary to policies PS2, GDP1 and EC7 of the Wrexham Unitary Development Plan and to the advice set out in the Cefn Mawr Conservation Area Assessment.
2. The development creates issues or overlooking to nearby properties and has an overdominant and overbearing impact which is detrimental to residential amenity, contrary to Local Planning Guidance Note 20.

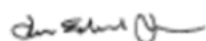
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WESTBOURNE
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Ian Jones

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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