

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 SION EDWARDS	Code Number	BRO P/2022/0243
Agent	MR SION EDWARDS 3 HIGHFIELD STATION ROAD PENTRE BROUGHTON WREXHAM LL11 6BE	Date Received	29/09/2021
		Decision Date	13/05/2022

Town and Country Planning Act, 1990

Location of application

3, HIGHFIELD, STATION ROAD, PENTRE BROUGHTON, WREXHAM,
LL11 6BE

Description of application

CODI'R ARDD FLAENGAN GYNNWYS ADEILIADU ARDAL STORIO (OL-WEITHREDOL) / RAISING OF FRONT GARDEN INCLUDING ERECTION OF STORAGE AREA (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:-

GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

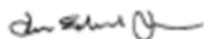
Reason(s)

1. The development will have a detrimental impact upon the street scene and therefore conflicts with policies GDP1a and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



Ian Jones

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Interim Chief Officer Planning & Regulatory

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