

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 IMRAN ASHIQ	Code Number	GWE P/2021/0886
Agent	MARK BEBBINGTON MB-AT CALDY HAWARDEN ROAD HOPE LL12 9NF	Date Received	09/09/2021
		Decision Date	03/11/2021

Town and Country Planning Act, 1990

Location of application

HIGH RIDGE, OAK ALYN COURT, CEFN Y BEDD, WREXHAM, LL12 9YT

Description of application

BALCONI ARFAETHEDIG A DECIN (OL-WEITHREDOL) / PROPOSED BALCONY AND DECKING 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 amenity of occupiers of nearby properties by way of visual intrusion, overlooking and loss of privacy and therefore conflicts with policies GDP1(a) and GDP1(f) of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans referred to in this decision are:
HROAC-001 Location and site plans
HROAC-010 Existing current floor and site plan
HROAC-011 Existing rear elevation
HROAC-012 Existing elevations
HROAC-020A Ground floor and rear site plan

HROAC-021A Rear Elevation
HROAC-022A Proposed side elevations



**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