

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 & MRS POSTLE	Code Number	GRE P/2021/1044
Agent	MISS CATHY OWEN OFF THE WALL ARCHITECTURAL 1 THE WOODLANDS CHESTER ROAD GRESFORD WREXHAM LL12 8NU	Date Received	26/10/2021
		Decision Date	05/01/2022

Town and Country Planning Act, 1990

Location of application

5, OAK DRIVE, MARFORD, WREXHAM, LL12 8XT

Description of application

ESTYNIAD DEULAWR AC UNLLAWR YNG NGHEFN Y TY. STORFA
NEWYDD YN YR ARDD / TWO STOREY AND SINGLE STOREY
EXTENSION TO REAR OF HOUSE. NEW STORE TO GARDEN

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
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The development will have a detrimental impact upon the amenity of the occupiers of the adjoining dwelling 3 Oak Drive by way of loss of daylight and over-dominance and therefore conflicts with policy GDP1(f) of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans referred to in this decision are:
PL02B and PL01B

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Code GRE P/2021/1044

Agent MISS CATHY OWEN
OFF THE WALL ARCHITECTURAL
1 THE WOODLANDS
CHESTER ROAD
GRESFORD
WREXHAM
LL12 8NU

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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