

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 GEOFF MASON	Code No	OVE P/2021/0748
Agent	MR GEOFF MASON FIR TREE HOUSE CLOY LANE OVERTON WREXHAM LL13 0HR	Date Received	04/11/2020
		Decision Date	11/11/2021

Town and Country Planning Act, 1990

Location of application

FIR TREE HOUSE, CLOY LANE, OVERTON, WREXHAM, LL13 0HR

Description of application

TRAWSNEWID AC ESTNIAD I YSGUBOR I FFURFIO ANNEDD /
CONVERSION AND EXTENSION TO BARN TO FORM DWELLING

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The site lies outside of a settlement limit and in open countryside, the development is considered to be tantamount to a new dwelling and is therefore an inappropriate location for residential development. Furthermore, due to the scale and design of the development it is not considered to positively contribute to the appearance of the locality. As such the proposals do not accord with policies PS1, PS2, GDP1, H3 and H5 of the Wrexham

Unitary Development Plan, as well as paragraphs 3.39 and 3.60 of Planning Policy Wales 11.

2. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales and EC6 of the Wrexham Unitary Development Plan.

3. It appears that there would be trees within influencing distance of the conversion and its associated extensions. No information has been provided in relation to these trees. As such it is considered insufficient information has been submitted to demonstrate that the proposal would not result in the loss of, damage to or pressure to the nearest trees to the proposals. The proposals therefore conflict with policies GDP1(a) and EC4 of the Wrexham Unitary Development Plan.



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