

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 M GREEN

Code Number HOL P/2021/0897

Agent PETER MILLER
MTP TOWN PLANNING LTD
23 FIR TREE AVENUE
CHESTER
CH4 7QY

Date Received 13/09/2021

Decision Date 11/11/2021

Town and Country Planning Act, 1990

Location of application

1, ASHLEY COURT, HOLT, WREXHAM, LL13 9JZ

Description of application

CODI GAREJ AC YSTAFELL STORIO DOMESTIG GYDA GIAT MYNEDIAD
NEWYDD A PHYST / ERECTION OF GARAGE AND DOMESTIC STORAGE
ROOM WITH NEW ACCESS GATE AND POSTS

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
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed Garage/Store, by reason of its siting, would be a visually intrusive and unsympathetic addition that would harm the appearance of the street scene. The proposed development is considered to result in harm to the character and appearance of the Holt Conservation Area which cannot be mitigated against. The proposal would therefore be contrary to policies EC7, GDP1 and PS2 of the Wrexham Unitary Development Plan and PPW11 (6.1.16).



**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