

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 HAYCOX	Code Number	ISY P/2021/0389
Agent	NJG ARCHITECTURAL DESIGN MRS NICOLA GIBSON DAIRY HOUSE FARM CHESTER ROAD OAKEMERE CW8 2HB	Date Received	19/04/2021
		Decision Date	07/10/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

COBHAM COTTAGE, BOWLING BANK, ISYCOED, WREXHAM, LL13 9RY

Description of application

NEWIDIADAU ROOF NEWYDD AC ALLANOL I BARNU CYNNWYS
ADEILAD RHESTREDIG AR GYFER DYMCHWEL ESTYNIAD CEFN STORI
SENGL PRESENNOL AC EITHRIO DAU ESTYNIAD CEFN STORI / LISTED
BUILDING CONSENT FOR DEMOLITION OF EXISTING SINGLE STOREY
REAR EXTENSION AND ERECTION OF TWO STOREY REAR EXTENSION

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

EC9 Listed buildings of special architectural or historic interest

Particulars of decision that Listed Building Consent be REFUSED

Reason(s)

1. The proposal, by virtue of its overall scale and proportions, would not respect the character or setting of the listed building, to which it would adjoin. The proposal fails to comply with UDP Policy EC9.

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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