

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/2021/0390
Agent	NJG ARCHITECTURAL DESIGN MRS NICOLA GIBSON DAIRY HOUSE FARM CHESTER ROAD OAKEMERE CW8 2HB	Date Received	19/04/2021
		Decision Date	06/10/2021

Town and Country Planning Act, 1990

Location of application

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

Description of application

DYMCHWEL ESTYNIAD CEFN STORI SENGL UNIGOL AC EITHRIO DAU
ESTYNIAD CEFN STORI / 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 the following:-

EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, by virtue of its overall scale and proportions, would not respect the character and setting of the listed building, to which it would adjoin. The proposal fails to comply with UDP Policies GDP1 and EC9.
2. Insufficient information has been submitted with the application 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 UDP Policy EC6.

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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