

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 ALEX LOWE	Code Number	LLA P/2021/0790
Agent	MR ALEX LOWE 3 RACKERY LANE LLAY WREXHAM LL12 0PB	Date Received	27/07/2021
		Decision Date	29/09/2021

Town and Country Planning Act, 1990

Location of application

3, RACKERY LANE, LLAY, WREXHAM, LL12 0PB

Description of application

ESTYNIAD PORTH BLAEN AC YMYL PALMENT WEDI EI OSTWNG AR
GYFER TRAMWYFA / FRONT PORCH EXTENSION AND DROPPED KERB
FOR DRIVEWAY

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 proposed front extension would have a detrimental impact upon the character and appearance of the existing dwelling and terrace by reason of its size and design and therefore conflicts with policy GDP1a of the Wrexham Unitary Development Plan.
2. Due to a loss of existing parking spaces the development will cause parking problems in the locality leading to congestion and/or highway safety problems. The development therefore conflicts with policies GDP1d and T8 of the Wrexham Unitary Development Plan.

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LLAY
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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