

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 D J ROBERTS

Code No ESC P/2015/0191

Agent MR D J ROBERTS
6 THIRD AVENUE
GWERSYLLT
WREXHAM
LL11 4EF

Date 12/03/2015

Received

Decision 24/04/2015

Date

Town and Country Planning Act, 1990

Location of application

LAND TO THE REAR OF, 16 AND 16A, DDOL, BERSHAM, WREXHAM,
LL14 4HN

Description of application

ERECTION OF 3 BEDROOM DETACHED 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
EC7	Conservation Areas
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Particulars of decision that permission be REFUSED

Reason(s)

1. By virtue of its scale, design and layout, the dwelling would have a significant detrimental impact upon residential amenity in terms of loss of light and overlooking. The development would neither preserve nor enhance the character of the Bersham Conservation Area and would fail to make a positive contribution to the appearance of the locality. To allow the development would therefore conflict with Policies PS2, GDP1, EC7 and H2 of the Wrexham Unitary Development Plan, the adopted Conservation Area

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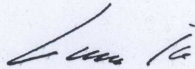
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Character Assessment and Management Plan, Local Planning Guidance Note No 20 'House Extensions' and Local Planning Guidance Note No 21 'Space around Dwellings'.



Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm