

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	MISS DAWN BARBER	Code No	COE P/2021/0301
Agent	TOM GOODWIN TOM GOODWIN DESIGN 4 CHARLES STREET BRYMBO WREXHAM LL11 5FL	Date Received	25/03/2021
		Decision Date	22/06/2021

Town and Country Planning Act, 1990

Location of application

CROFT COTTAGE, PENYGELLI ROAD, COEDPOETH, WREXHAM,
LL11 3RW

Description of application

CODI TY / ERECTION OF DWELLING

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

EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted with the application to allow an assessment of the application in relation to bats and general ecological impacts. The proposal conflicts with UDP Policy EC6.
2. There is restricted visibility at the proposed access on to Penygelli Road, resulting in unsafe means of vehicular access onto the highway. The proposal would fail to comply with UDP Policy GDP1 (d).
3. The proposal, by virtue of the site layout, has not demonstrated that on-site parking and turning of vehicles can be achieved, independently of each dwelling (Croft Cottage and the application site). The layout would impede the free movement of the occupants of the existing dwelling on the site and would result in vehicles having to reverse on to the highway or manoeuvre elsewhere on site, to the detriment of highway safety and

residential amenities of existing and proposed occupiers. The proposal would conflict with UDP Policy GDP1(a) (d) and (e).

4. The proposal would result in overlooking impacts directly south of the application site, into the amenity space serving Croft Cottage, resulting in loss of privacy, to the detriment of the existing occupiers. The proposal would conflict with UDP Policy GDP1 (d).

A handwritten signature in black ink, appearing to read 'L. J. G.' or similar, written in a cursive style.

**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