

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 NEIL MATTHEWS	Code Number	COE P/2021/0468
Agent	MR NEIL MATTHEWS RHYN RHEDYN 34 HEOL LLEWELYN COEDPOETH WREXHAM LL11 3PB	Date Received	14/04/2021
		Decision Date	02/06/2021

Town and Country Planning Act, 1990: Section 96A

Non-material amendment to Planning Permission

Location of application

BRYN RHEDYN, 34 HEOL LLEWELYN, COEDPOETH, WREXHAM, LL11 3PB

Description of application

GWNEUD CAIS AM DDIWYGIAD ANSYLWEDDOL I GANIATAD CYNLLUNIO P/2016/0097 (FFENESTRI YCHWANEGOL) / APPLICATION FOR NON MATERIAL AMENDMENT TO PLANNING PERMISSION P/2016/0097 (ADDITIONAL WINDOWS)

Your application for a non-material amendment to the above mentioned planning permission is REFUSED

Reason(s)

1. It is considered that the development would impact neighbours by way of overlooking. As the development is also to the front roof slope, it may impact the street scene and the appearance of the host property. Consequently, the alterations are considered to result in a material change to the original permission P/2016/0097.

Note(s) to applicant

Due to the significant alterations made to the previously approved plans the applicant is advised that the proposals can instead be dealt with as a minor material amendment by way of an application submitted under section 73 of the Town and Country Planning Act 1990 to vary condition 02 of planning permission P/2016/0097. This advice is given without prejudice to the outcome of such an application.

The applicant is advised that there is no right of appeal against the Council's refusal to grant this non-material amendment.

The applicant is advised to contact the Council to discuss other options and procedures for making the desired changes to the existing planning permission.

The applicant is advised to contact the Council's Head of Community Wellbeing and Development prior to the preparation of detailed plans.

Applicant	MR NEIL MATTHEWS	Code Number	COE P/2021/0468
Agent	MR NEIL MATTHEWS RHYN RHEDYN 34 HEOL LLEWELYN COEDPOETH WREXHAM LL11 3PB	Date Received	14/04/2021
		Decision Date	02/06/2021



**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