

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	MRS DIANE HUGHES	Code Number	BAN P/2021/0542
Agent	CARL HUGHES HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	17/05/2021 23/07/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, TY GRAIG, STATION ROAD, BANGOR ON DEE, WREXHAM, , LL13 0AB

Description of application

CODI ADEILAD ALLANOL GAN GYNNWYS LLETY YCHWANEGOL /
ERECTION OF OUTBUILDING INCLUDING ANNEXE ACCOMMODATION

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
H5	Housing in the countryside

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, by virtue of its scale, siting and design, as well as proximity from the main dwelling and facilities within, would not be considered as ancillary to the main dwelling and would be contrary to UDP Policies H5 and GDP1, as well as Local Planning Guidance Note 13 and Planning Policy Wales, paragraph 3.60. There are no material considerations associated with the application to warrant departing from local and national planning policy, in allowing approval of the scheme.
2. Insufficient information has been submitted 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 paragraph 6.4.18 of Planning Policy Wales.

Note(s) to applicant

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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