

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/2021/0080
Agent	MR ALEX LOWE 3 RACKERY LANE LLAY WREXHAM LL12 0PB	Date Received	11/05/2020 15/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

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

Description of application

ESTYNIAD PORTH BLAEN AC MYNEDIAD NEWYDD I GERBYDAU /
FRONT PORCH EXTENSION AND VEHICULAR ACCESS

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.

Note(s) to applicant

The plans referred to in this decision are those received on 19 February and 16 March 2021.

Applicant MR ALEX LOWE

Code LLA P/2021/0080

Agent MR ALEX LOWE
3
RACKERY LANE
LLAY
WREXHAM
LL12 0PB

Number

Date 11/05/2020

Received

15/04/2021

Decision

Date



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