

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 JEAN FEARNALL WILLIAMS	Code No	ROS P/2020/0882
Agent	PLANNING ANGEL LTD PET TWIGG HOLMCROFT TOWNFIELD LANE TARVIN CH3 8EG	Date Received	17/12/2020 12/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, HEM HOUSE COTTAGE, ROSSETT ROAD, PARKSIDE, ROSSETT, WREXHAM, LL12 0BW

Description of application

CODI ATODIAD TY UNLLAWR GRANNY ANNEXE / ERECTION OF DETACHED SINGLE STOREY GRANNY ANNEXE

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

GDP1	Development objectives
H5	Housing in the countryside

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, for a new dwelling outside a defined settlement limit, is contrary to UDP Policy H5 and paragraph 3.60 of Planning Policy Wales. 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. The proposal, by virtue of its siting forward of the building line of the main dwelling, its proximity to the adjacent highway and its overall scale and appearance, is not considered to accord with the character of the site and would not make a positive contribution to the locality, conflicting with UDP Policy GDP1.
3. The application proposes highly vulnerable development within Flood Zone C2 as shown on the Development Advice Map contained within

Technical Advice Note (TAN) 15. To allow the development would be contrary to the provisions set out within TAN 15.

4. 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.

5. There is restricted visibility at the existing access onto the B5102 which would result in unsafe means of vehicular access onto the highway. The proposal would fail to accord with UDP Policy GDP1 (d).

Note(s) to applicant

A handwritten signature in black ink, appearing to read 'L. Jones'.

**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