

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 & MRS J CAMPBELL	Code Number	ESC P/2020/0432
Agent	D S JONES AND CO MR STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	03/08/2020 20/10/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 22, HENRY STREET, RHOSTYLLLEN, WREXHAM, , LL14 4DA

Description of application

ESTYNIAD DEULAWR I'R CEFN / TWO-STOREY REAR EXTENSION

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

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, by virtue of its overall form, proportions, design and height is not considered to accord with the character of the main dwelling or site, appearing as an obtrusive and discordant addition in relation to the existing dwelling. The proposal would conflict with UDP Policy GDP1 and LPG 20.
2. The proposal, by virtue of its scale and height would result in adverse overshadowing and overbearing impacts to the nearest habitable rooms and outdoor amenity space serving the attached neighbouring property. The proposal would conflict with UDP Policy GDP1 and LPG 20.

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Agent D S JONES AND CO
MR STEVE JONES
26
PROSPECT DRIVE
COEDPOETH
WREXHAM
LL11 3PE

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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