

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 RYAN JONES	Code Number	ROS P/2020/0496
Agent	MR CARL HUGHES HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	24/08/2020 17/12/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, ALYNFIELD COTTAGE, HARWOODS LANE, ROSSETT, WREXHAM, ,
LL12 0EU

Description of application

TROSI TY PWLL UNLLAWR YN ESTYNIAD DEULAWR I /
CONVERSION OF SINGLE-STOREY POOLHOUSE INTO TWO-STOREY
EXTENSION

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

EC5	Special Landscape Areas
GDP1	Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. Due to its size and appearance, as well as the fact that it not appear as a subsidiary extension, the proposed development will detract from the appearance of the existing property and as such does not accord with policy GDP1(a) of the Wrexham Unitary Development Plan.

Note(s) to applicant

Applicant MR RYAN JONES

Code ROS P/2020/0496

Agent MR CARL HUGHES
HDS ARCHITECTURAL SERVICES
THE FOUNDRY
15 YORKE STREET
WREXHAM
LL13 8LW

Number
Date 24/08/2020
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17/12/2020

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